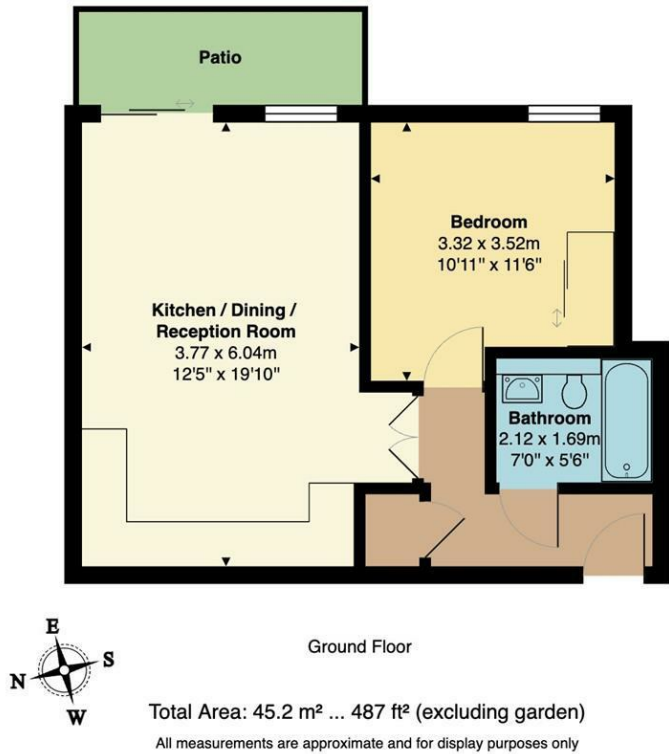




Kitchen / Dining / Reception Room
12'4" x 19'9"

Bedroom
10'10" x 11'6"

Bathroom
6'11" x 5'6"

Patio



MORNINGTON ROAD, WOODFORD GREEN

Offers In Excess Of £300,000 Leasehold
1 Bed Apartment - Purpose Built

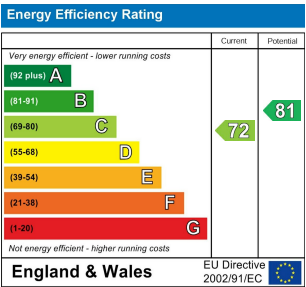
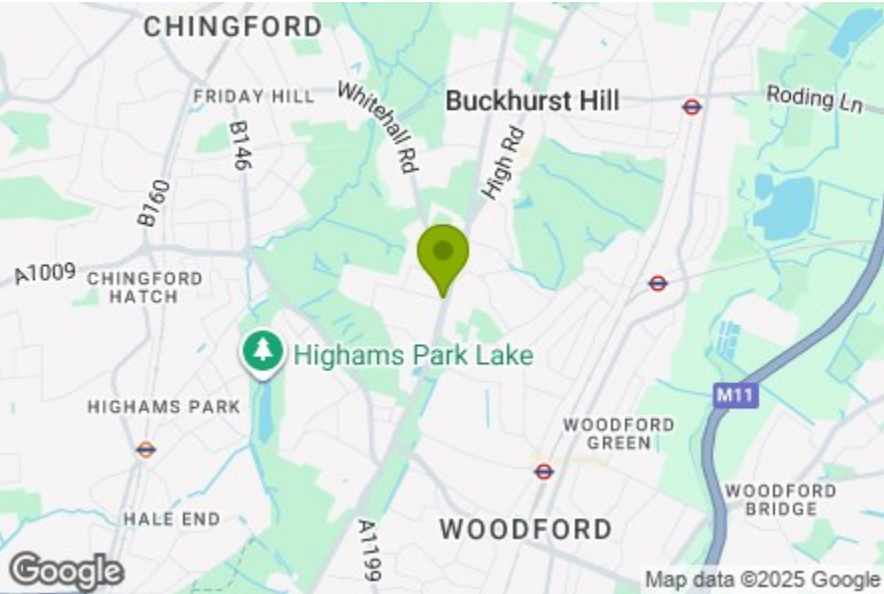


Features:

- One Bedroom Apartment
- Ground Floor
- Approx. 487 Square Foot
- Short Walk to Epping Forest
- Chain Free
- 106 Year Lease
- Easy Access to Woodford Station
- Private Patio
- Allocated Parking Space

This well-arranged ground floor apartment offers a smart use of approximately 487 square feet, ideal for first-time buyers, downsizers, or those seeking a peaceful base with excellent connections. Set within a quiet residential development, it comes with a private patio and is offered chain-free with a 105-year lease. Epping Forest is just a short stroll away, providing a natural escape close to home, while Woodford Station is easily accessible, making commutes into the city refreshingly straightforward. With its blend of outdoor space, considered design and strong transport links, this one-bedroom home presents a fantastic opportunity in a desirable setting.

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IF YOU LIVED HERE...

Set within a neatly kept development, this ground floor flat is approached via a bright, glass-roofed communal entrance that creates a warm and inviting first impression. Residents also benefit from a generous shared garden, framed by mature trees and planted borders, with plenty of paved space to sit out and enjoy the surroundings.

Inside the flat, the hallway leads to every part of the home and includes a fitted cupboard for added convenience. The main living space is a large open-plan area where wood flooring unites the kitchen, dining and reception zones. There's plenty of room to prepare meals, dine and unwind, with light streaming in through a wide window and glazed doors that open directly onto the patio. Sheltered by greenery, this private outdoor area feels peaceful and secluded, ideal for alfresco dining or simply lounging with a book. The low-maintenance finish and natural backdrop make it a welcome extension of the living space.

The double bedroom offers a calm and restful setting, with soft carpet underfoot and a mirrored wardrobe that enhances both storage and light. The bathroom continues the neutral scheme, with full-height tiling and a recessed shelf built into the wall. A full-length bath is neatly framed by mosaic detailing, and the space feels both functional and inviting.

Altogether, this is a home that offers comfort, practicality and a welcome connection to the outdoors, both through its private patio and the communal garden beyond.

The surrounding area offers a well-balanced blend of green space, local charm and everyday convenience. Epping Forest is close by, with miles of trails winding through ancient woodland, perfect for peaceful walks, weekend runs or simply soaking up nature. For a friendly local, both The Horse & Well and The Travellers Friend are just minutes away, each with a cosy atmosphere and well-kept pints. You'll also find a variety of independent shops, cafés and useful amenities within easy reach, including high street favourites and small businesses. When dining out calls, Rosso Restaurant nearby is a go-to for refined Italian food in a relaxed setting.

WHAT ELSE?

A quick bus ride or a steady 20-minute walk will bring you to either Woodford or Roding Valley Station, both on the Central Line with direct links into the City and West End. Regular bus routes also serve the area, connecting you to surrounding neighbourhoods like South Woodford and Chingford. Whether commuting or exploring locally, getting around is refreshingly straightforward.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezza on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 SENIOR ADVISOR

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