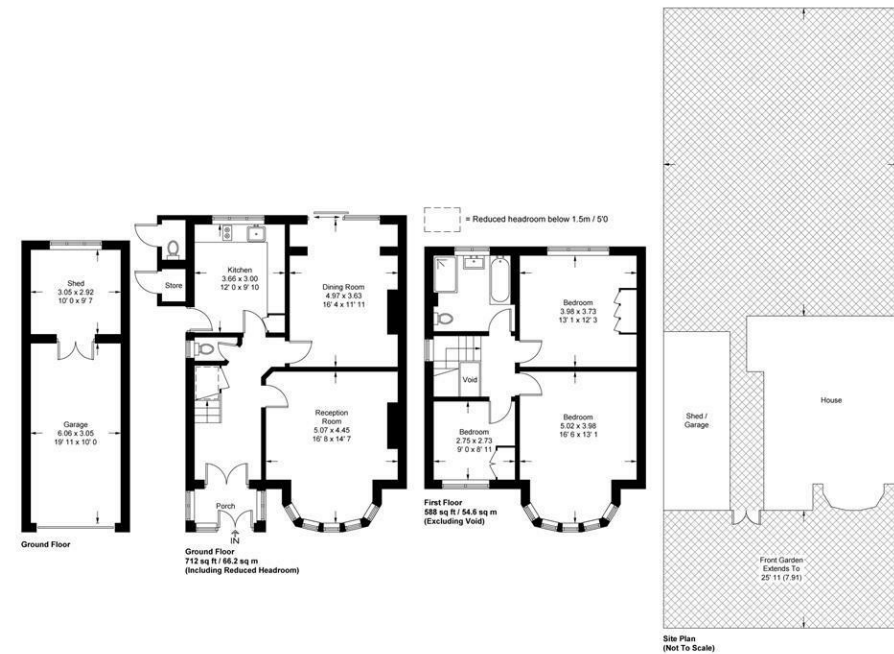


### Wordsworth Avenue

Approximate Gross Internal Area = 1291 sq ft / 120 sq m  
 (Excluding Reduced Headroom / Void)  
 Reduced Headroom = 9 sq ft / 0.8 sq m  
 Shed / Garage = 302 sq ft / 28.1 sq m  
 W.C = 12 sq ft / 1.1 sq m  
 Store = 10 sq ft / 0.9 sq m  
 Total = 1624 sq ft / 150.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Wordsworth Avenue, South Woodford

Offers In Excess Of £1,150,000 Freehold

- Well-proportioned semi-detached home
- Detached garage with side access
- Three bedrooms
- Ground floor W.C
- Chain free
- Desirable Firs Estate
- In need of cosmetic updating
- Two formal receptions
- Wide plot with huge scope for extension (STPC)
- 0.6 Miles to South Woodford Central Line Station



# Wordsworth Avenue, South Woodford

Situated in the highly sought after Firs Estate, Petty Son & Prestwich are pleased to offer to market this semi-detached family home, situated on a wide plot with detached side garage, large west facing garden and scope to improve and extend (STPC).



Council Tax Band: F



The Firs Estate within South Woodford is a quiet, leafy estate bordered by forest land on two sides, with the convenience of being within a short walk of the Central Line. Homes positioned on wide plots line each road, many of which are occupied by families thanks to the excellent schooling on offer, including Snaresbrook Preparatory and Snaresbrook Primary School (0.4 and 0.7 Miles respectively) and Forest School (1.2 Miles). Despite the quiet setting it is a short commute to South Woodford Central Line Station and George Lane with a cinema, and wide range of shops, café's, bars and eateries (0.6 Miles).

The home is positioned on a wide plot with detached garage and gated side access to the left hand side, offering potential to further extend to the side (s.t.p.) or to maintain the convenient parking/storage facilities. The internal layout is typical for the area and era of the home, with a charming decorated leaded glass entrance porch providing access to a wide hallway and two equally generous reception rooms. The rear kitchen comfortably holds a breakfast table but could be opened up further into the neighbouring formal dining room, or completely reconfigured and enlarged by way of back and/or side extension (s.t.p.). There is also a handy ground floor W.C from the entrance hall. The first floor offers three bedrooms, two of which are generous double bedrooms, and a family bathroom which accommodates a separate bath and shower unit. There is ample storage space in the loft with potential to further increase the living space by way of loft conversion. The rear garden is generously sized, benefitting from the majority of the afternoon sun into late evening thanks to its favourable Westerly facing. A separate store room and W.C, accessed from the rear garden, provides a handy facility when gardening or entertaining in the summer. The home is sold with no onward chain, perfect for buyers requiring a speedy move.

EPC Rating: D59  
Council Tax Band: F

**Sitting Room**  
16'8 x 14'7

**Dining Room**  
16'4 x 11'11

**Kitchen**  
12'0 x 9'10

**Bedroom One**  
16'6 x 13'1

**Bedroom Two**  
13'1 x 12'3

**Bedroom Three**  
9'0 x 8'11

**Garage**  
19'11 x 10'0

**Storage Shed**  
10'0 x 9'7