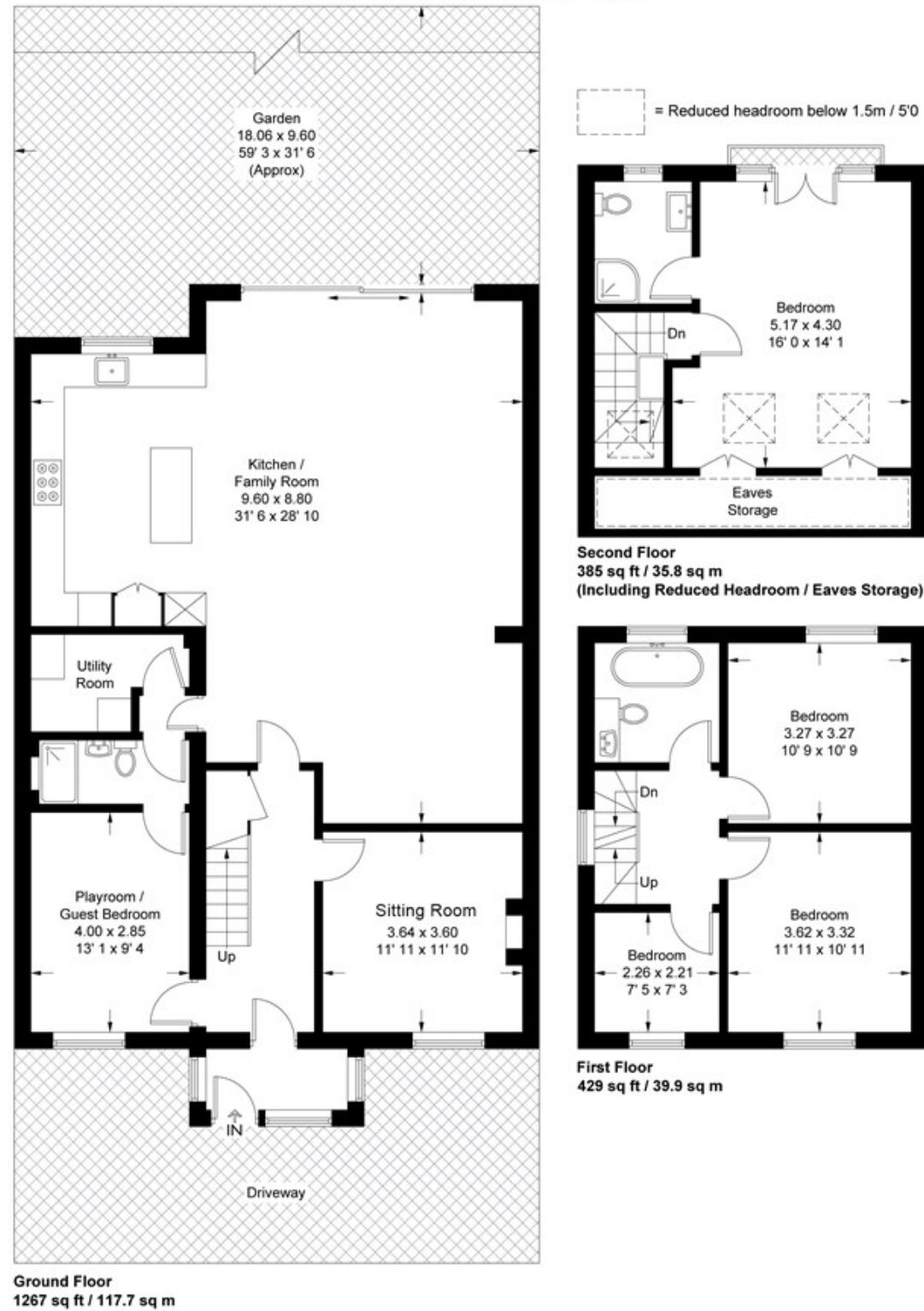


Charnwood Drive

Approximate Gross Internal Area = 2029 sq ft / 188.6 sq m
(Excluding Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 52 sq ft / 4.8 sq m
Total = 2081 sq ft / 193.4 sq m



Charnwood Drive, South Woodford

Offers In Excess Of £1,230,000 Freehold

- Five Bedrooms
- Modern Family Bathroom
- Stunning 31' x 29' Kitchen/Family Room
- Ground Floor Bedroom With En-Suite
- Pretty Garden
- Two En-Suite Shower Rooms
- Elegant Sitting Room
- Utility Room
- Underfloor Heating
- Off Road Parking

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.

Charnwood Drive, South Woodford

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are privileged to present this stunning five bedroom/three bathroom home of some 2029 sq ft set in a sought after tree lined turning on the Nightingale Estate.



Council Tax Band: E



Petty Son & Prestwich are privileged to present this stunning five bedroom/three bathroom home of some 2029 sq ft set in a sought after tree lined turning on the Nightingale Estate.

Accommodation is arranged over three floors with the superb 9.6 x 8.8m kitchen/ family room being the hub of the home. This family home is ideally located for the high achieving, 'outstanding' Ofsted rated Nightingale School (0.1 miles). Withing walking distance are Wanstead High Street and George Lane that offers a vast array of independent shops, boutiques, excellent restaurants and coffee bars. Perfect for city commuters, 0.6 miles to South Woodford Central and 0.7 miles from Snaresbrook Central and Wanstead High Street.

Having been subject to considerable expenditure by the current owners the house has been extended to the rear and into the loft. Once inside, the space and standard of accommodation offered can be fully appreciated. The welcoming entrance hallway with carved spindle balustrading boasts tiled flooring with under floor heating which flows seamlessly through the ground floor of the house. To the front of the property you will find an elegant sitting room with pretty feature plus a ground floor bedroom with en-suite shower room, lending itself well for use by guests or elderly relatives.

The kitchen/family room is truly breath taking being 9.6 x 8.8 m and enjoying pretty garden views from the patio doors. The kitchen is fitted with a comprehensive range of cabinets including a centre island complemented by high quality integrated appliances, granite work surfaces and splash backs. This area offers the perfect space for large family gatherings and parties. A useful utility room completes the ground floor accommodation.

On the first floor there are three bedrooms, two doubles and one single which could be used as a home office if required. The beautiful fully tiled bathroom is fitted with a white suite boasting a roll top claw foot bath, vanity unit and heated towel rail. The loft provides the principle bedroom with en-suite shower room and features a Juliette balcony enjoying stunning far reaching views.

A generously sized garden of 59'x 31' commences

with a patio area and is mainly laid to lawn being well stocked with a variety of trees including plum, apricot, pear, cherry and apple. The paved front driveway provides off road parking.

Transport links, as well as the Central Line Stations, include road links to the M11. M25 and North Circular.

EPC Rating: E47
Council Tax Band: E

KITCHEN/FAMILY ROOM

31'6" x 28'10"

SITTING ROOM

11'11" x 11'10"

PLAYROOM/GUEST BEDROOM

13'1" x 9'4"

BEDROOM ONE

11'11" x 10'11"

BEDROOM TWO

10'9" x 10'9"

BEDROOM THREE

7'5" x 7'3"

BEDROOM FOUR

16'0" x 14'1"