



## Woodville Road, South Woodford

### Offers In Excess Of £775,000 Freehold

- Four-bedroom family home
- West facing garden
- Kitchen/diner with utility room
- Ground floor W.C
- Room to further extend
- Off road parking
- Home office space
- Two spacious receptions
- Family bathroom & en-suite
- Within catchment of Oakdale Junior and Infant School's

# Petty Son & Prestwich are pleased to offer this spacious, four-bedroom home offering a Westerly garden, spacious kitchen diner and dedicated home office, within catchment of Oakdale Infants School and a short 0.3 Miles from South Woodford Central Line Station.

This linked semi-detached home offers plenty of space for a family with room to further extend if desired (STPC), allowing the home to grow and adapt to a growing family without the need to move. Situated on the Woodville Road, the home is moments from Oakdale Infants School and Oakdale Junior School (both under 0.1 Mile, Ofsted rated 'good'), with the popular George Lane bars, cafes and restaurants and South Woodford Station providing direct access into Liverpool Street in just fourteen minutes 0.3 Miles away.

Starting with a wide drive, this home offers space in abundance with ability to add more if required. With two spacious receptions on the ground floor in addition to a modern kitchen/diner with utility room (to hide the clutter) there is plenty of room to come together as a family, whilst also having the option to retreat to a separate area of the home for a bit of peace and quiet if necessary. A ground floor W.C and a separate office space, which could be utilised as a fabulous boot room for bulky items such as prams, shoes and outdoor wear, ticks yet more boxes on the modern conveniences so many homeowners hope will feature in their home.

On the first floor there are three generous double bedrooms, all with plenty of fitted storage, a single bedroom with the benefit of an en-suite shower room and a fully tiled family bathroom. The loft provides storage opportunity and the possibility of adding further accommodation by way of a conversion (STPC). Externally there is a well-maintained West facing garden that benefits from sun throughout the majority of the day until sunset, laid with a small patio and large lawn edged by raised beds.

EPC Rating: TBC  
Council Tax Band: E

Dining Room  
14'10 x 12'7

Reception Room  
15'8 x 11'5

Kitchen/Diner  
20'6 x 13'6

Office/Playroom  
11'11 x 5'9

Bedroom One  
14'4 x 11'11

