



Charnwood Drive, South Woodford

Offers In Excess Of £1,100,000 Freehold

- Double fronted family home
- Potential to extend subject to planning permission
- Two bathrooms
- End of terrace
- Off Street parking
- Four bedrooms
- Stunning rear garden

Charnwood Drive, South Woodford

Petty Son & Prestwich are thrilled to present this delightful double-fronted, four-bedroom, two-bathroom family home, nestled in a sought-after, tree-lined turning on the desirable Nightingale Estate.



Council Tax Band: E



This charming residence is perfectly located within walking distance to the highly regarded Nightingale School, which boasts an 'Outstanding' Ofsted rating (just 0.1 miles away). For those who love to shop and dine, both Wanstead High Street and George Lane are close by, offering an exciting selection of independent boutiques, restaurants, and coffee bars. City commuters will appreciate the excellent transport links, with South Woodford Central Station only 0.6 miles away, and both Snaresbrook Central and Wanstead High Street stations a mere 0.7 miles away.

As you approach the property, you're immediately struck by its elegant double-bayed frontage and generous plot, offering ample off-road parking and convenient side access. Upon entering, you are greeted by a spacious and inviting entrance hall, complete with original picture rails and stunning solid wood flooring—perfect for storing coats and shoes. The expansive open-plan lounge stretches the full length of the house and is bathed in natural light from the large bay window at the front, as well as the windows and doors at the back that frames views of the beautiful rear garden. This versatile space can be effortlessly divided into a formal dining area, featuring a magnificent marble-surround fireplace, and a cozy sitting area at the back with a charming log burner—a perfect spot to unwind and relax in the evening.

Leading off the hallway is the extended kitchen, which blends a mix of wall-mounted units and integrated appliances, complemented by contrasting work surfaces and stylish splashbacks. A convenient breakfast bar adds a casual dining option, ideal for busy mornings. There's also ample potential to further extend the property (subject to planning permission), whether to create additional reception rooms or to open up the kitchen into a larger, open-plan kitchen-diner. A generously sized garage with electricity completes the ground floor, offering plenty of storage space. This area could

also be adapted for use as a utility room, a space for your car, or, as many in the neighbourhood have done, converted into additional living areas.

On the first floor, you'll find four bedrooms, including three generously sized doubles and a single. The main bedroom boasts a striking feature fireplace and a large bay window that floods the room with light, while the rear bedroom offers lovely leafy views. The family bathroom and a separate shower room with WC complete this floor, providing excellent family facilities. The loft also offers exciting potential for further accommodation, subject to the usual planning consent.

Outside, the rear garden is an absolute highlight—spanning a generous size and laid to lawn, it's bordered by established shrubs and trees, creating a peaceful and private retreat. Perfect for al fresco dining, family gatherings, or simply enjoying the outdoors, the garden offers ample space for children to play and for hosting summer BBQs.

EPC Rating: C70
Council Tax Band: E

Reception/ Dining Room
27'1" x 13'3"

Kitchen
19'3" x 26'7"

Bedroom
17'5" x 10'0"

Bedroom
13'10" x 11'6"

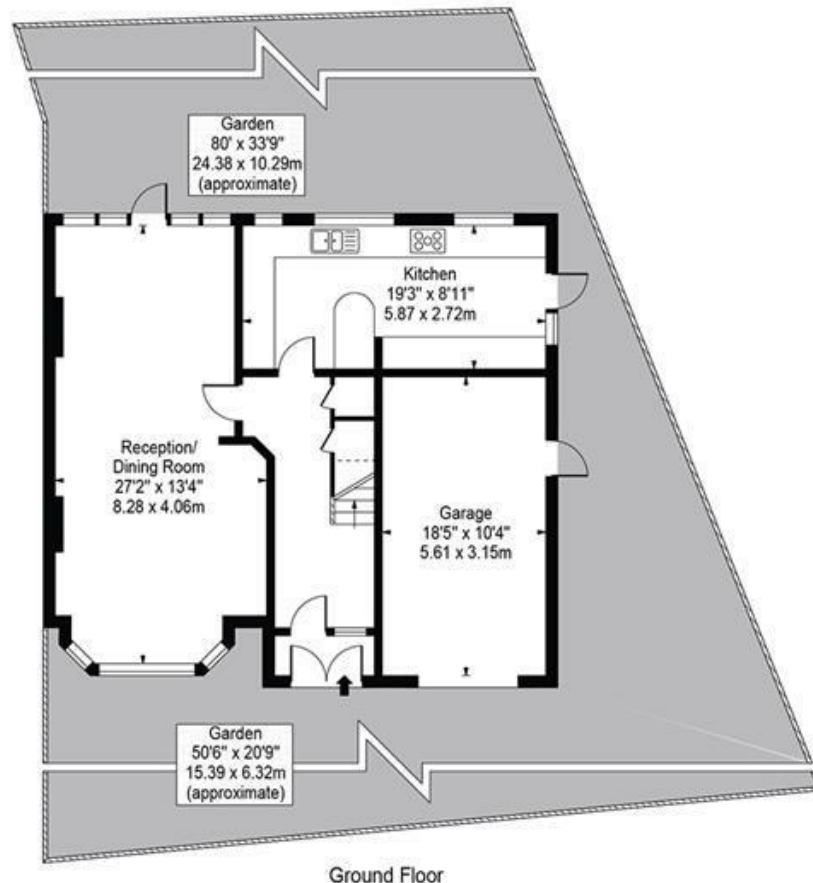
Bedroom
13'3" x 11'1"

Bedroom
8'0" x 7'8"

Charnwood Drive

Approx. Gross Internal Area 1407 Sq Ft - 130.71 Sq M
(Excluding Garage)

Approx. Gross Internal Area Of Garage 190 Sq Ft - 17.67 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.