



## Bushey Avenue, South Woodford

Offers In Excess Of £975,000 Freehold

- Three bedroom extended home
- Minimalist design
- Large family bathroom
- West facing garden
- 0.7 miles to Snaresbrook Station
- Located on the Firs Estate
- Plenty of storage
- Potential to extend into the loft (STPP)
- Backing onto open green space

*Petty Son & Prestwich are delighted to offer this uniquely designed, double bayed, three-bedroom family home set in the sought-after Firs Estate.*

Bushey Avenue is a well-regarded tree lined turning within the popular Firs Estate and is just 0.7 miles from both South Woodford and Snaresbrook Central Line Stations as well as the vibrant shopping areas of George Lane and Wanstead High Street. Just a short stroll away the beautiful Eagle Pond can be enjoyed offering stunning views towards Snaresbrook Court. For families, there are well regarded state and private schools in the region.

Pulling onto the driveway and stepping into the hallway, the creative and minimalist design throughout is stunning. The through lounge/dining room is an impressive 43 feet in length, in which the streamline finish and clean lines maximise the space, whilst the use of fitted units along the entire wall have utilized any awkward spaces and created a tranquil and truly calming living environment. A useful opening from the dining area to the kitchen allows dinner parties to flow smoothly. The kitchen is fitted with a range of seamless cabinets complemented by a matching contemporary worksurface. The back of the house is flooded with natural light thanks to the stunning bi-folding doors that run the full width of the house, whilst a downstairs wet room completes the multi functioning space perfectly.

On the first floor you will discover three bedrooms, in which the two double bedrooms feature fitted wardrobes and the generous single bedroom benefits from plenty of fitted shelving. The spacious family bathroom is fully tiled and features a stylish over bath shower. The large, West facing garden commences with an expansive decked area that steps down onto a lawn that has borders containing bushes and shrubs, which adds a sense of elegance to the garden. Backing onto playing fields there is a true sense of privacy and unobscured views from the upper levels of the home. To the rear of the property you will discover a detached garage. As well as the Central Line Stations, transport links include local bus services and easy road links to the M11, M25 and North Circular.

EPC Rating: C74  
Council Tax Band: F

Reception/ Dining Room  
43'8" x 11'0"

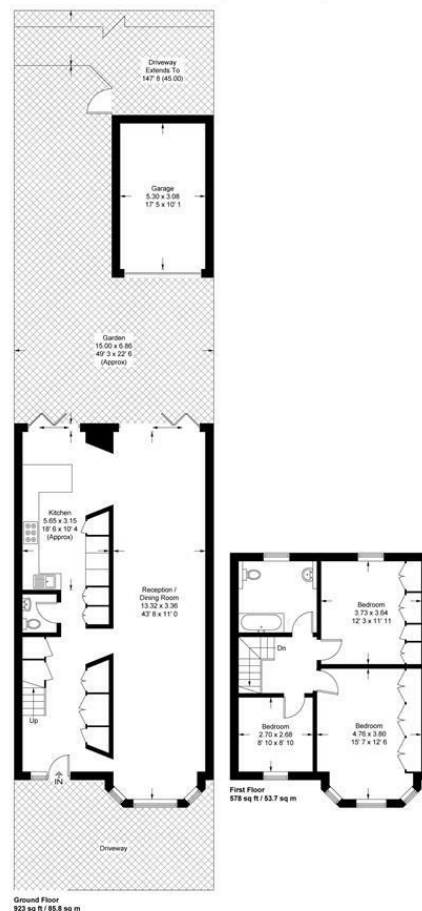
Kitchen  
18'6" x 10'4"

Bedroom  
15'7" x 12'5"

Bedroom  
12'2" x 11'11"

Bedroom  
8'10" x 8'9"

**Bushey Avenue**  
Approximate Gross Internal Area = 1501 sq ft / 139.5 sq m  
Garage = 176 sq ft / 16.4 sq m  
Total = 1677 sq ft / 155.9 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.