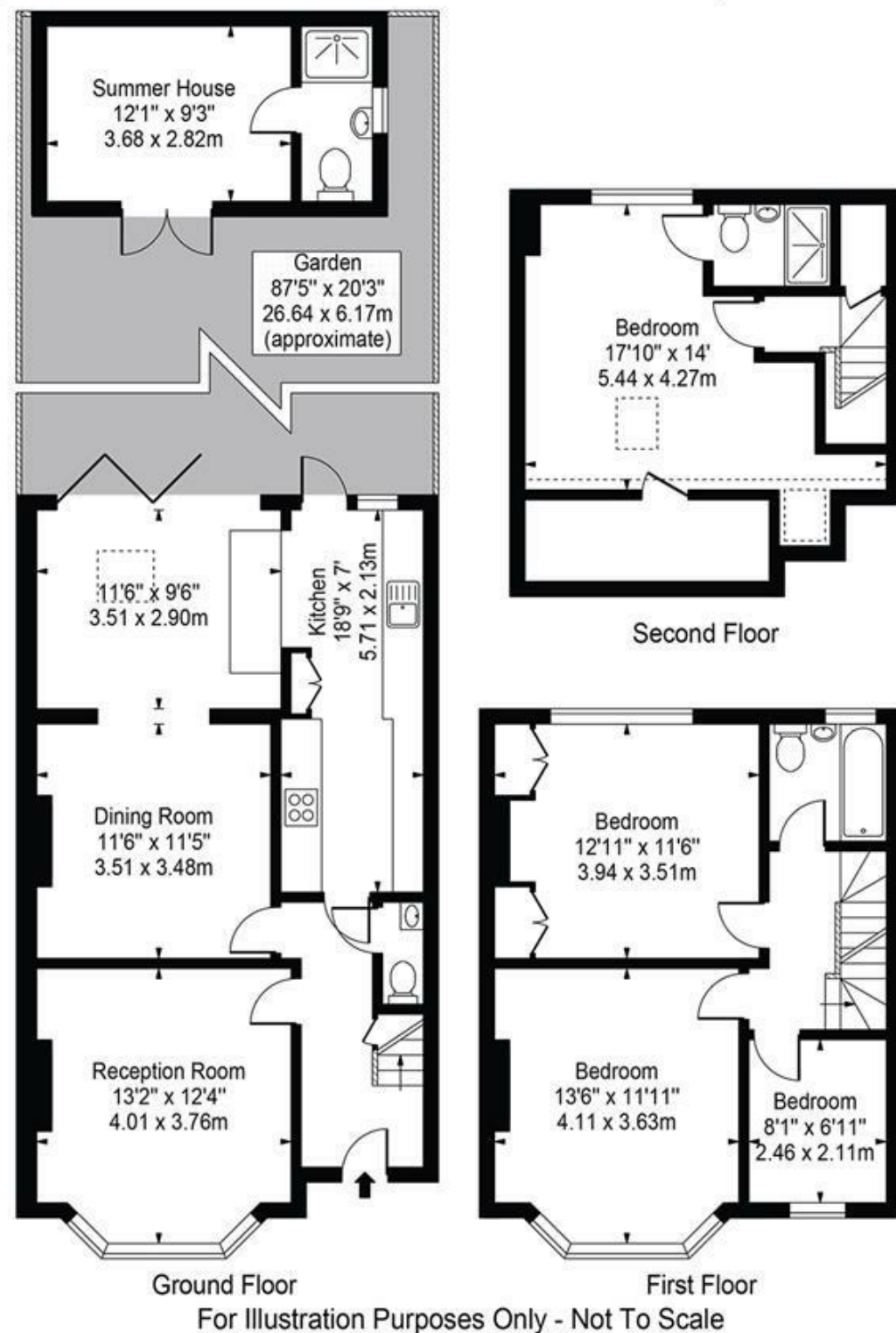


Rose Avenue

Approx. Gross Internal Area 1428 Sq Ft - 132.66 Sq M

(Excluding Summer House Area)

Approx. Gross Internal Area Of Summer House 137 Sq Ft - 12.73 Sq M



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.



Rose Avenue, South Woodford

Offers In Excess Of £725,000 Freehold

- Four Bedrooms
- Family Bathroom
- Extended Kitchen
- Off Road Parking
- Two Reception Rooms
- En- Suite Shower Room
- Garden Room with Shower Room
- 0.4 miles from Central Line Station

Rose Avenue, South Woodford

Petty Son & Prestwich are delighted to offer this deceptively spacious four bedroom, two bathroom terraced family home, ideally located close to local schooling and just 0.4 miles from South Woodford Central Line Station, as well as the many shops, bars and restaurants of the vibrant George Lane.



Council Tax Band: E



Once inside, you can fully appreciate the generous space on offer, enhanced by thoughtful extensions to both the ground floor and loft. A welcoming entrance hallway leads to two reception rooms. The front sitting room, complete with ceiling rose and coving is flooded with natural light thanks to the large bay window.

The extended family room/dining area offers an ideal space for both entertaining and relaxing, with patio doors opening out to the garden and handy breakfast bar facing into the kitchen, making the area a bright and social space. The kitchen is fitted with a range of blue cabinets complemented by contrasting work surfaces.

Upstairs, the first floor comprises three bedrooms – two doubles and a single – along with a family bathroom featuring a white suite.

The second floor is home to the principal bedroom, which benefits from an en-suite shower room.

The rear garden features a patio area, lawn, and a large Garden Room with its own en-suite shower room – perfect for use as a playroom, gym, or home office. As well as South Woodford Central Line Station, transport links include local bus routes and easy road access to The M11, M25 and North Circular.

EPC Rating: C69
Council Tax Band: E

Reception Room
13'3" x 13'2"

Dining Room
22'2" x 11'10"

Kitchen
18'6" x 6'9"

Bedroom
14'0" x 13'4"

Bedroom
13'6" x 11'11"

Bedroom
13'0" x 11'7"