



Laurel Way, South Woodford

£1,350,000 Freehold

- Three bedroom detached house
- Quiet cul-de-sac position
- Double garage
- Ground floor W.C
- Double garage with ample parking and EV charger
- Highly sought after location
- Ensuite and dressing room
- Home office
- Stunning kitchen extension with full height glass walls
- 0.6 miles to Snaresbrook Underground Station

Petty Son & Prestwich are delighted to present for sale this exceptional three-bedroom detached residence, enviably positioned in one of the most desirable pockets of the highly regarded Firs Estate, just off Malford Grove.

This charming neo-Georgian style home is set in a tranquil and leafy enclave yet remains superbly connected for city living. Snaresbrook Underground Station is just 0.6 miles away, with South Woodford close behind at 0.9 miles, offering swift access to central London in under 25 minutes. Families will appreciate the wealth of educational options nearby, including an outstanding range of primary and secondary schools within a one-mile radius. Prestigious independent schools such as Forest School (0.4 miles) and Bancroft's (2.5 miles) are also within easy reach. For leisure and lifestyle, Wanstead High Street and South Woodford's George Lane are both under a mile away, boasting an excellent selection of coffee shops, restaurants, bars, gyms, and even a cinema. Nature lovers will enjoy Epping Forest and Hollow Ponds, both less than half a mile from the property, offering a perfect escape for weekend strolls or family outings.

Set behind an immaculate frontage, this exceptionally attractive home makes a commanding first impression. Upon entering via the open porch, the sense of scale and thoughtful layout becomes immediately apparent. The ground floor offers a hugely generous L-shaped lounge-diner, perfect for relaxing or entertaining, in addition to a convenient downstairs cloakroom and separate utility room to discreetly house your white goods. The heart of the home, however, is without question the breathtaking kitchen breakfast room. Designed to impress, this architectural showpiece features vaulted glass walls, three skylights, and striking bi-folding doors that flood the space with natural light and effortlessly connect the interior with the landscaped garden beyond. The sleek, handleless white cabinetry is offset by a bold sky-blue splashback and centred around a stylish kitchen island with breakfast seating - creating a space that is both functional and elegant. Whether enjoying a quiet weekday breakfast or hosting a large family gathering, this room delivers an exceptional setting for every occasion. Adding to the sense of drama is a beautiful spiral staircase, ascending to a striking mezzanine level currently used as a home office.

Upstairs, the property continues to impress with three generously proportioned double bedrooms. The luxurious principal suite boasts a large walk-in wardrobe and an en-suite, whilst the remaining bedrooms are served by a spacious family shower room. The rear garden, which spans the width of the plot, is a true sanctuary. Featuring a large, illuminated patio, lawn, and mature planting, it offers both privacy and tranquillity and is perfect for alfresco dining, entertaining, or simply relaxing in your own green oasis. To the front of the property, ample parking complete with an EV charger and a large double garage complete the accommodation for this spectacular home.

EPC Rating: C74

Council Tax Band: G

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception/Dining Room/Kitchen
36'2" x 20'3"

Reception Room
22'5" x 21'2"

Bedroom
12'11" x 11'5"

Bedroom
14'9" x 8'1"