

IF YOU LIVED HERE...

Through your pretty-in-pink front door, turn right from your hallway into your 140 square foot reception room, with large shuttered bay window. An original fireplace makes a pleasing focal point, and the walls are soft and neutral. At the end of the hallway you'll find your kitchen/diner, with 230 square foot of space. There's a large island with five gas burners, the worktops are pale quartz, and your cabinets are a contrasting dark hue. Bifold doors open onto your garden, with deck giving way to immaculate artificial grass, all framed by mature borders. To the end is your garden studio, with interior wood panelling and large windows.

Upstairs you'll come first to your beautiful bathroom, with vanity sink, freestanding rolltop tub and lots of natural light. Striking green tiling makes a feature of one wall. Your first bedroom overlooks the garden, and has a generous 140 square foot of space with a double bespoke wardrobe. To the front is your main bedroom, with bespoke wardrobes to the alcoves and a splendid 220 square foot to spread out in. There's a bay window here too, plus one more for maximum natural light. Dark original floorboards lie underfoot throughout the first floor.

If you're driving, you'll be pleased to find the North Circular and the M11 close by. When you need the tube, South Woodford is a fifteen minute walk away, with regular Central Line trains taking you to Liverpool Street in twenty minutes, or Tottenham Court Road, for the West End, in just nine more. Epping Forest is just over a mile away, Elmhurst Gardens is under a ten minute stroll, and Roding Valley Park is almost on your doorstep.

WHAT ELSE?

- You have five 'Outstanding' schools nearby, including Churchfields Junior School, and Woodbridge High School.
- Your new local is The Railway Bell, a stately pub that boasts a superb Sunday roast.
- If you've been meaning to up your fitness game, Battlebox Fitness is just five minutes from your new home and welcomes newcomers of all abilities.



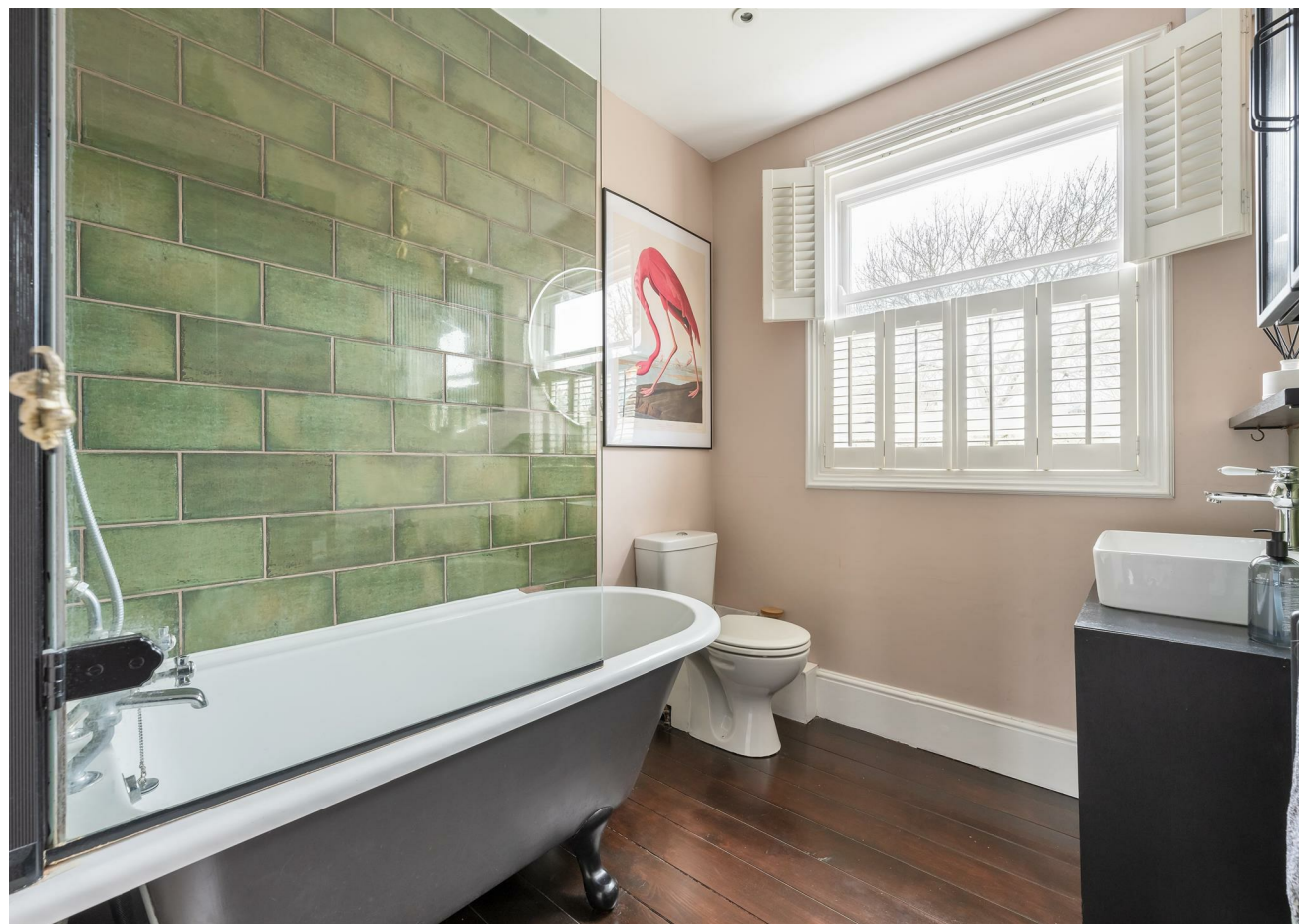
A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

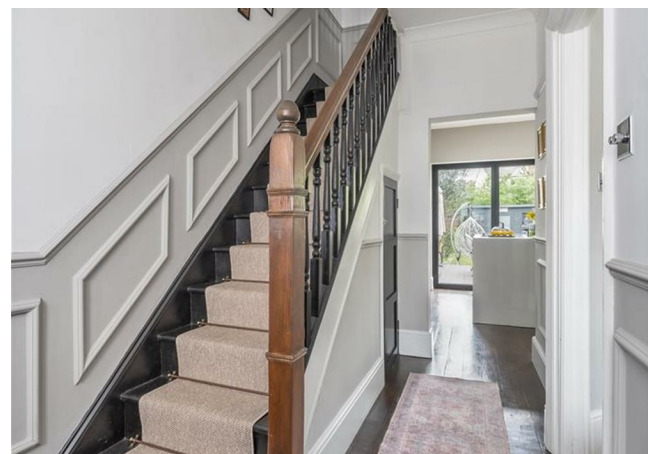
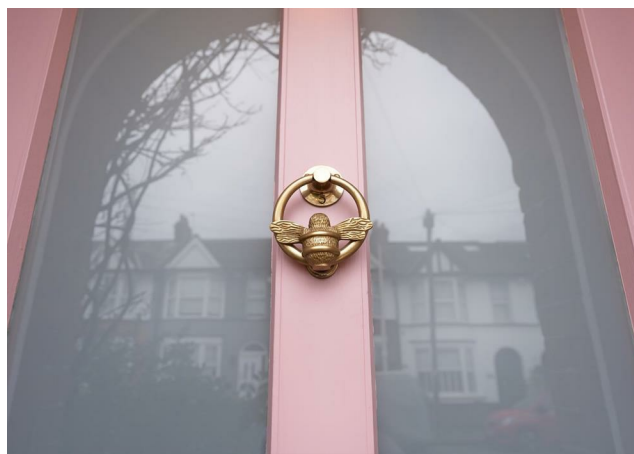
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Reception
10'9" x 12'8"

Bathroom
6'2" x 7'4"

Kitchen / Diner
17'0" x 13'6"

Garden
approx. 52'3" x 18'0"

Bedroom
17'0" x 12'8"

Garden Studio
9'6" x 6'9"

Bedroom
10'2" x 13'6"



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