

## LATCHETT ROAD, SOUTH WOODFORD

### Offers In Excess Of £675,000 Freehold

### 3 Bed House - End Terrace



#### Features:

- 1930's End Terrace
- Three Bedrooms
- Refurbished Throughout
- Side Extension
- Garage To Rear
- Close To Outstanding Schools
- Kitchen & Loft Extension Options
- Chain Free

A freshly refurbished three bedroom 1930's end terrace. The sleek, modern extension provides extra social and study space, and a 130 square foot garden with detached garage and direct street access, makes this a perfect family home.

South Woodford tube station is just a half mile stroll or a five minute cycle from your front door. Jumping on the Central line here will connect with you with Liverpool Street and the heart of London in less than twenty minutes.

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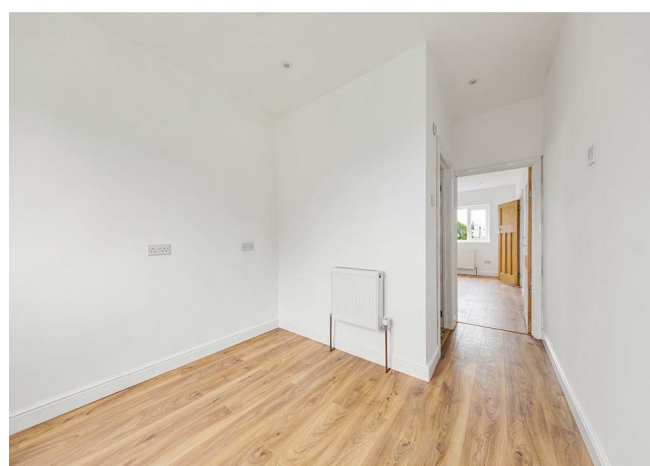
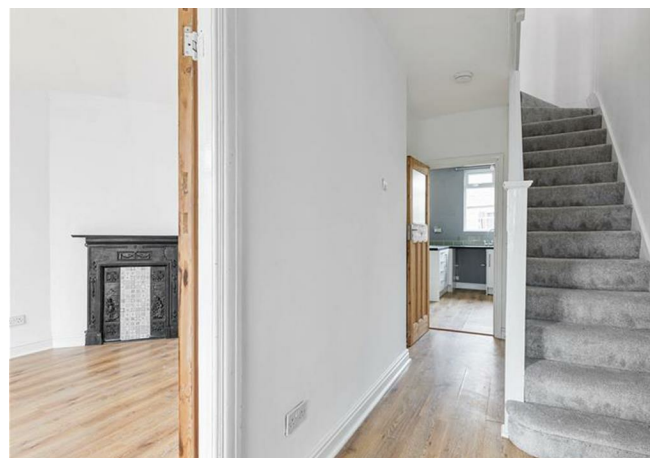
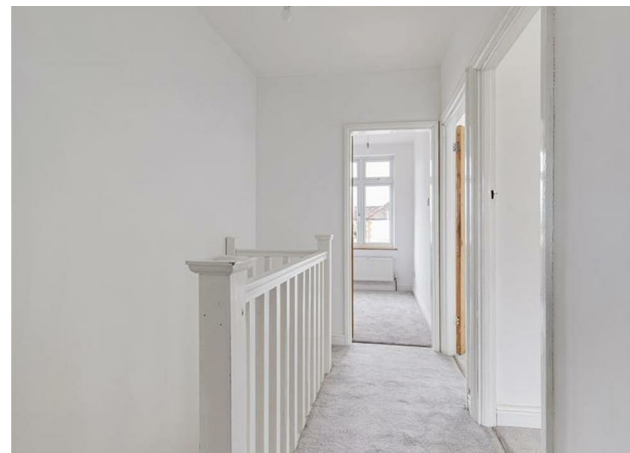
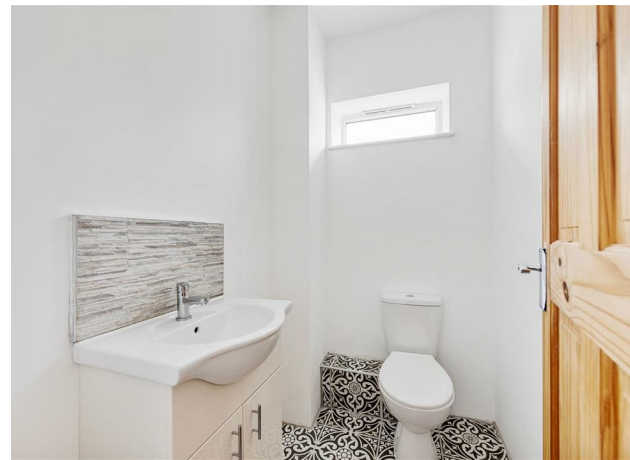
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**IF YOU LIVED HERE...**

You'll have a shade under 1400 square feet of living space to stretch out in. Blonde hardwood flows underfoot from the broad hallway on into your 150 square foot front lounge on the left, with natural light pouring in via wall spanning windows and a classic vintage hearth, artfully tiled, to one corner. Across the hall the ingenious side extension adds a semi open plan suite of two extra reception rooms, bright and pristine with more blonde hardwood flooring, and a cloakroom.

To the rear, your 240 square foot open plan kitchen/diner is every bit as bright and pristine as the rest of this expertly refurbished property. A smoky grey colour scheme contrasts superbly with the glossy white cabinets, quartz style worktops, chrome fittings and metro tiled splashbacks. A breakfast bar smoothly segments the space, and patio doors let natural light flood in from your garden, a generous forty foot length of lawn flanked by fencing and greenery and ending in that handy private garage.

Upstairs and your principal bedroom to the front basks in light from the oversized bow window, soft carpet runs underfoot and

the vintage corner mantel is artfully finished in striking blue letter box tiling. Another large double bedroom and a generous single complete the sleeping arrangements, while your family bathroom continues that smoky grey palette, decked out in large format tiling from floor to ceiling and a shower over the teardrop shaped tub.

**WHAT ELSE?**

- Your garage to the rear opens directly onto Gordon Road, for simple, secure private parking. Drivers can be on the arterial North Circular in just a couple of minutes.
- Parents will be pleased to find five 'Outstanding' primary/secondary schools all less than a mile away on foot. Another five are rated 'Good' and just as close.
- The local social hub of George Lane is just ten minutes on foot for all your day to day amenities as well as a broad choice of bars, restaurants and gastropubs. There's even an art deco Odeon cinema for film buffs.



**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 Room**

14'6" x 10'7"

**Kitchen/Reception Room**

16'6" x 15'6"

**Reception Room**

15'5" x 8'9"

**Reception Room/Study**

8'9" x 8'7"

**Bedroom**

15'5" x 10'4"

**Bedroom**

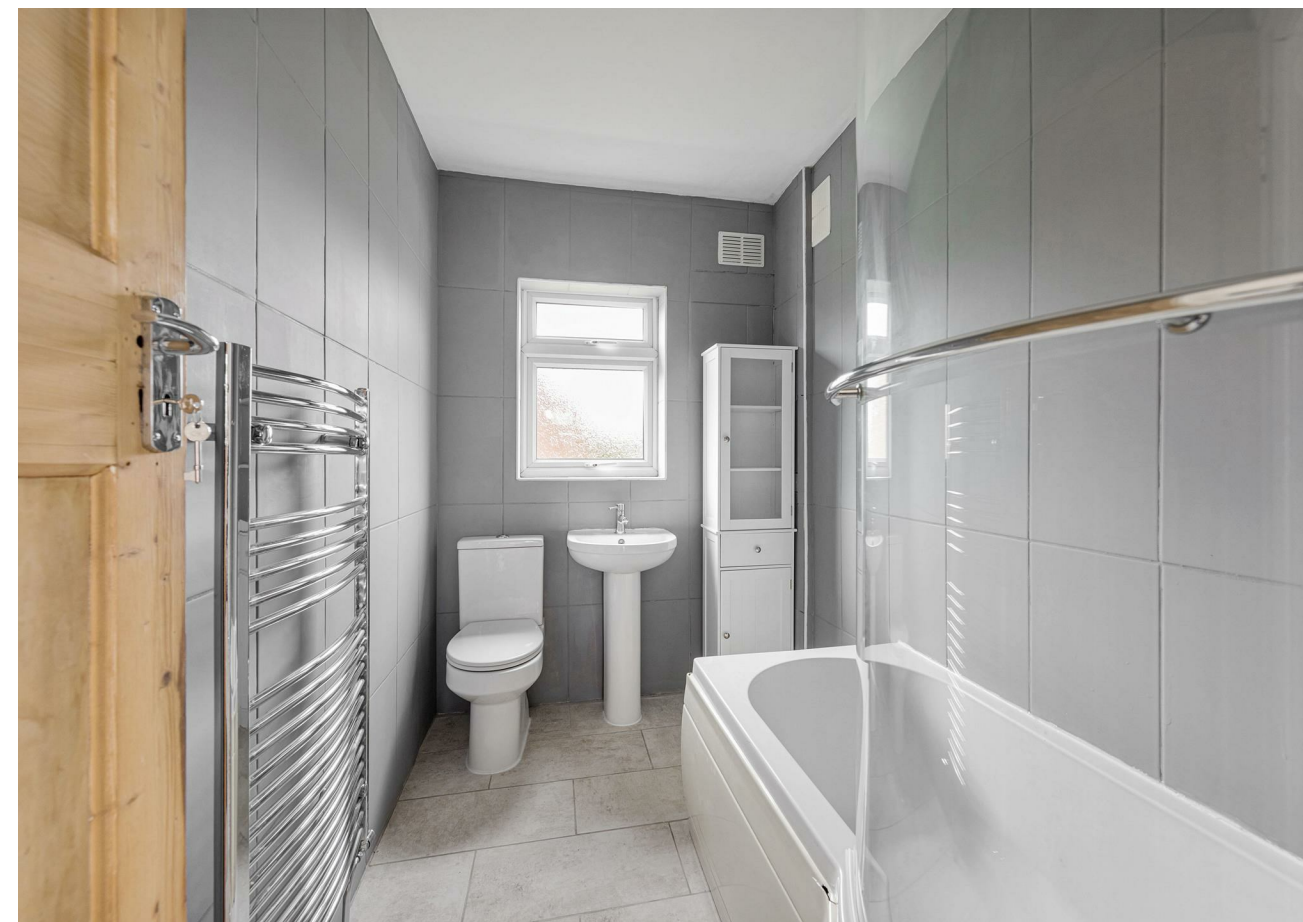
13'8" x 10'4"

**Bedroom**

8'3" x 5'8"

**Bathroom**

8'10" x 5'6"



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