



## ARLINGTON ROAD, WOODFORD GREEN Offers In Excess Of £675,000 Freehold 3 Bed House

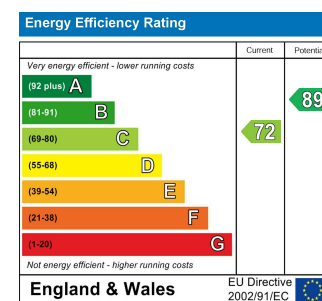


### Features:

- Three Bedroom House
- Driveway
- Catchment for Churchfields Primary School
- Landscaped Garden
- Potential for Development (STP)
- Period Features
- Close to Public Parks
- Quiet Tree Lined Neighbourhood

A bright and beautiful three bedroom 1930's terrace, with a smart suite of living spaces behind a classic, handsome frontage. You have a lush garden to the rear, and Epping Forest and Woodford station are both just fifteen minutes away.

This is a home with the scope to grow with you and yours. That large loft space is so far unexplored, so you have plenty of potential to add your own whole new storey, as some of your neighbours have done (subject to the usual permissions).



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IF YOU LIVED HERE...

You'll step under that pleasing brick archway and find the first of your twin receptions on your left. 180 square feet and naturally bright with a soft two-tone paintjob, this is a splendid introduction. Next door reception two is similarly styled and bright, with a rear wall of French doors opening on to your garden. Out here you have a patio, with raised planters, descending to a lush length of lawn flanked by flourishing, colourful greenery.

Back inside now to the spacious kitchen, home to a comprehensive suite of cabinets with a characterful pastel patchwork splashback. Upstairs and your principal bedroom to the front comes in at an impressive 165 square foot, bay windowed and bright. Next door bedroom three is a sizeable single currently in use as a home office, while to the rear you have another stately double, with garden view. Finally your family bathroom completes things in style, with floor to ceiling metro tilework and a clawfoot, rolltop tub.

Outside and, as noted, the great green expanse of Epping Forest is just over a half mile on foot. Known as London's lungs, you can

explore for miles here, all the way to Highams Park and Highams Park Lake in the north, or Wanstead Flats and Hollow Ponds in the south. Or simply to your heart's content. You'll forget you're in London. And yet both Woodford and South Woodford tubes are each around a half mile on foot, for a choice of ways to hop on the Central line for direct, speedy links to the City and West End.

WHAT ELSE?

- You have no fewer than five 'Outstanding' primary/secondary schools all less than twenty minutes away on foot, including the well-respected Churchfields Primary, just a third of a mile away.
- You have a large private driveway, and drivers can be on the handy North Circular in just over five minutes.
- Just next to South Woodford tube you have the social hub of George Lane, home to a wide range of cafes, gastropubs and restaurants as well as an art deco Odeon cinema.



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 favourite 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 One**  
14'11" x 12'6"

**Reception Two**  
12'4" x 10'5"

**Master Bedroom**  
14'11" x 11'6"

**Bedroom Two**  
12'5" x 10'11"



**Bedroom Three**  
8'5" x 6'4"

**Kitchen**  
15'0" x 7'5"

**Bathroom**  
7'11" x 6'11"



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