

Reception Room
12'6" x 11'2"

Reception Room
10'10" x 12'11"

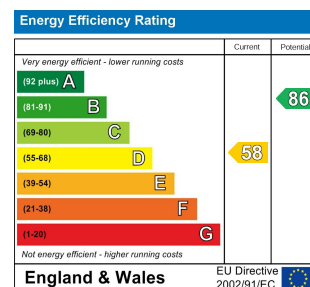
Kitchen
7'1" x 9'1"

Bedroom
7'3" x 7'9"

Bedroom
10'11" x 11'2"

Bedroom
10'3" x 12'11"

Bathroom
7'10" x 9'0"



GRENVILLE GARDENS, WOODFORD GREEN Offers In Excess Of £635,000 Freehold 3 Bed House - End Terrace



Features:

- Three Bedroom End Terrace
- Approx 100ft West Facing Garden
- Through Lounge
- Newly Fitted Kitchen
- Loft & Kitchen Extension Opportunities
- Open Spaces Close By
- Short Walk To Woodford Station
- Woodbridge School Near By

A fantastic three bedroom 1930s end terrace home in the heart of Woodford. With newly fitted kitchen, double reception and ninety five foot west facing garden, this is a flawlessly finished family affair ready for new people to make their own.

You have almost 950 square foot of well proportioned and characterful living space here, set well back from the pavement by your private driveway. There's also potential to extend up into the loft and out into the garden subject to permission, so this is a home that can grow with your family's needs into the future.

REQUEST A VIEWING
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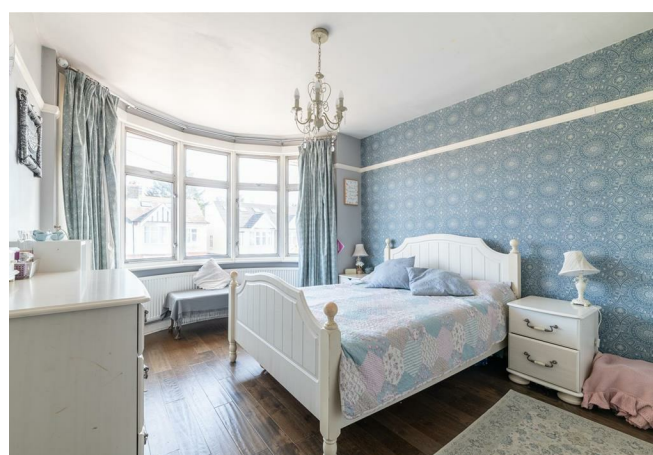
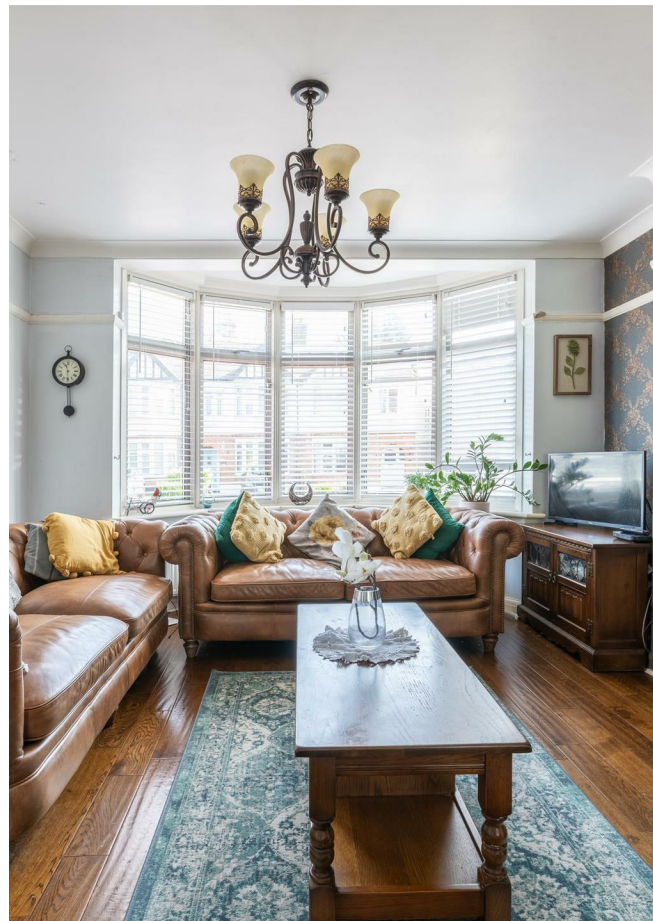
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IF YOU LIVED HERE...

Bear left from your hallway into your double reception, giving you 265 square foot of space. A charming bow window to the front and sliding doors to the rear bathe the space in light, while dark hardwood boards lie underfoot. Original cornicing runs around the ceiling. To the right is your freshly fitted kitchen, bright and practical. A gas hob sits in wood worktops, and the splashbacks are an attractive multi-patterned tile. Step out from here into your spectacular garden, with pathway guiding you the long length of neat lawn.

Upstairs you'll first discover your bathroom, fully tiled in vibrant turquoise, with rolltop clawfoot tub and corner rainfall shower. Two windows give abundant natural light. Your main bedroom is next, overlooking the garden and offering 125 square foot of space, as well as a wall of wardrobes with integral dressing table. To the front with its own graceful bay window is your 115 square foot second bedroom. Both double bedrooms have the same hardwood boards underfoot, and picture rails to the walls. Lastly

there's bedroom three, perfect as a study, nursery or walk in wardrobe.

Woodford Station is less than a fifteen minute walk, for regular Central line trains taking you to Stratford in twelve minutes, Liverpool Street in twenty and Tottenham Court Road in just under half an hour. If you're driving you'll be pleased to find the North Circular and M11 are close at hand. Woodford Green, Epping Forest and Roding Park are all within a mile of your new home, anytime you want to venture into nature.

WHAT ELSE?

- Schools rated 'Outstanding' nearby include Woodbridge High School, Ray Lodge Primary, and Churchfields Infants and Juniors.
- A mile down the road you'll find the Odeon South Woodford, an Art Deco institution.
- Make time to visit Bread and Marmalade, a friendly independent cafe much loved by locals.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezza on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 ASSISTANT MANAGER

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