



LANCASTER AVENUE, SOUTH WOODFORD

Offers In Excess Of £1,200,000 Freehold

4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- Two Bathrooms
- Beautiful Kitchen/ Diner Extension & Entertaining Space
- Driveway for Multiple Cars
- Landscaped Garden with Summer House
- Double Story Side Extension
- Garage & Utility Room
- Short Walk to Both Wanstead High Street & George Lane
- Built in Shelving & Carpentry
- Catchment for Fantastic Selection of Schools

A grand four bedroom, two bathroom semi detached in sought after South Woodford. Thoughtfully and spectacularly extended, with an incredible kitchen/diner, this is a beautifully realised family home with a vast amount of living space.

There's 1675 square foot of sumptuously finished space to this jawdropping property, extended to the side and to the rear to outstanding effect. There's also a built in garage, and a high specification garden room tucked away behind its own fence. Currently in use as a games room, this attractive outbuilding would also make a truly enviable home office.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Your reception room is first off your hallway to the left, with a large bay window and 150 square foot of space. There's engineered walnut flooring underfoot, and walls are a bold dark blue, a colour palate that continues across a wall of bespoke shelving and cupboard space. Follow your hallway past the stairs to the right into your showstopping kitchen and dining space, an incredible 700 square foot in all. Your kitchen sits in one corner, with butler sink under a hardwood worktop which extends to form a breakfast bar. A double oven is integrated into a wealth of elegant wood fronted units while a trio of skylights let light flood down over the grey slate floor tiling and exposed brick walls.

Through bifold doors to the rear, sitting in the centre of a wall of aluminium framed windows, you'll step out into your landscaped garden. A pristine stone patio with glass balustrade is elevated above your lush lawn with bustling borders. To the end is your garden studio, giving you an extra 220 square foot of indoor space, with its own large patio. Back inside, you'll find a handy utility room with WC and direct access to your garage, sat to the right of the house. Upstairs you'll come first to your luxurious family bathroom, with a modern white suite including a stylish freestanding tub. A chrome gooseneck shower sits in a large step in glass sided cubicle, with grey tiling to the walls. Plenty of natural light here too, thank to twin windows.

Next door is the first of your four bedrooms, this one sitting to the rear with two bespoke wardrobes, custom shelving and 135 square foot of space. Soft neutral carpet

lies underfoot, as throughout the bedrooms and landing. To the front is your second bedroom of 130 square foot, with its own bay window giving you maximum natural light. The walls are in a soft blush pink. Bedroom three has sixty square foot of space, making it ideal for use as a home office or nursery. Your fourth bedroom has 110 square feet of space plus its own en suite shower room, with curved corner cubicle and large fitted mirror.

Outside and you're just half a mile from both South Woodford and Snaresbrook stations for the Central Line, taking you to Liverpool Street in as little as a quarter of an hour, or to Tottenham Court Road for the West End in around twenty five minutes. Within ten minutes you can be strolling across Leyton Flats past Eagle Pond, exploring more of Epping Forest to the north, or walking through Roding Valley Park. A quarter hour on foot takes you to Wanstead High Street, the bustling heart of this lovable East London village, full of wonderful places to eat and drink.

WHAT ELSE?

- Schools rated 'Outstanding' nearby include Wanstead Church School, Churchfields Infants and Juniors, and Hatton School.
- Your new local is The Duke Wanstead, a relaxed neighbourhood pub and winner of Time Out's favourite for Leyton, Leytonstone and Wanstead.
- With that large driveway and private garage you've not shortage of parking, and drivers will be pleased to find the North Circular is close at hand.



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
13'3" x 11'0"

Kitchen
19'9" x 12'7"

Extension
27'6" x 18'6"

Utility Room
7'1" x 6'0"

Bedroom
7'5" x 14'8"

Ensuite
6'11" x 3'10"

Bedroom
8'0" x 7'10"

Bedroom
11'5" x 11'0"

Bedroom
10'11" x 12'11"

Bathroom
8'8" x 8'10"

Garage
7'5" x 12'9"

Outbuilding
19'8" x 11'9"

Garden
approx. 28'6" x 49'2"



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