

Total Area: 59.6 m² ... 642 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Kitchen
5'9" x 9'10"

WC

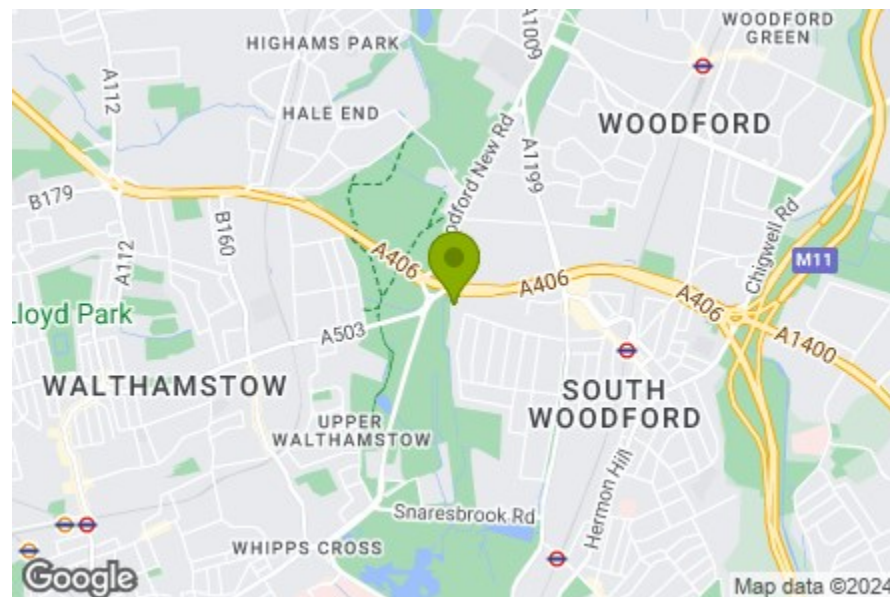
Reception Room
12'0" x 15'8"

Bedroom
12'0" x 9'10"

Bathroom
12'0" x 9'8"

Bathroom

Garden
40'0" x 13'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		87
	(81-91) B		
	(69-80) C	67	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



GROVE END, SOUTH WOODFORD Offers In Excess Of £500,000 Freehold 2 Bed House - End Terrace



Features:

- Two Bedroom Terraced House
- Secluded South Facing Garden
- No Through Road Location
- Refurbished Throughout
- Ground Floor WC
- Double Bedrooms
- First Floor Bathroom
- Moments From Epping Forest
- Side Access
- Close to South Woodford Station

A bright and beautifully presented two bedroom terraced home on a secluded cul de sac, just steps away from our beloved Epping Forest. Refurbished to perfection with stylish accents, you're also just a quick walk from South Woodford Station.

With a peaceful, private garden and a separate raised patio area, you'll enjoy abundant time outdoors, whether tending to your new garden or entertaining friends and family.

REQUEST A VIEWING
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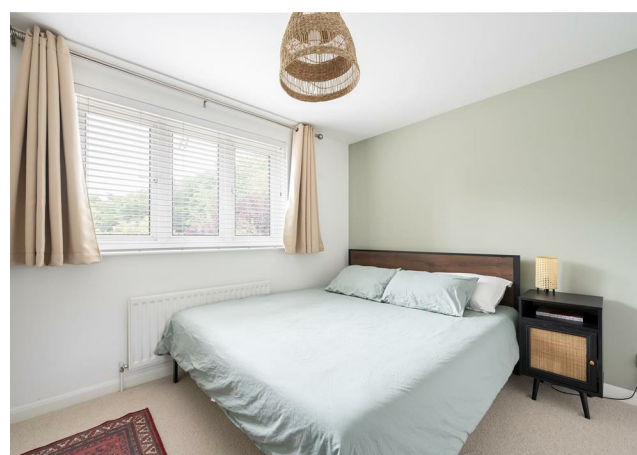
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IF YOU LIVED HERE...

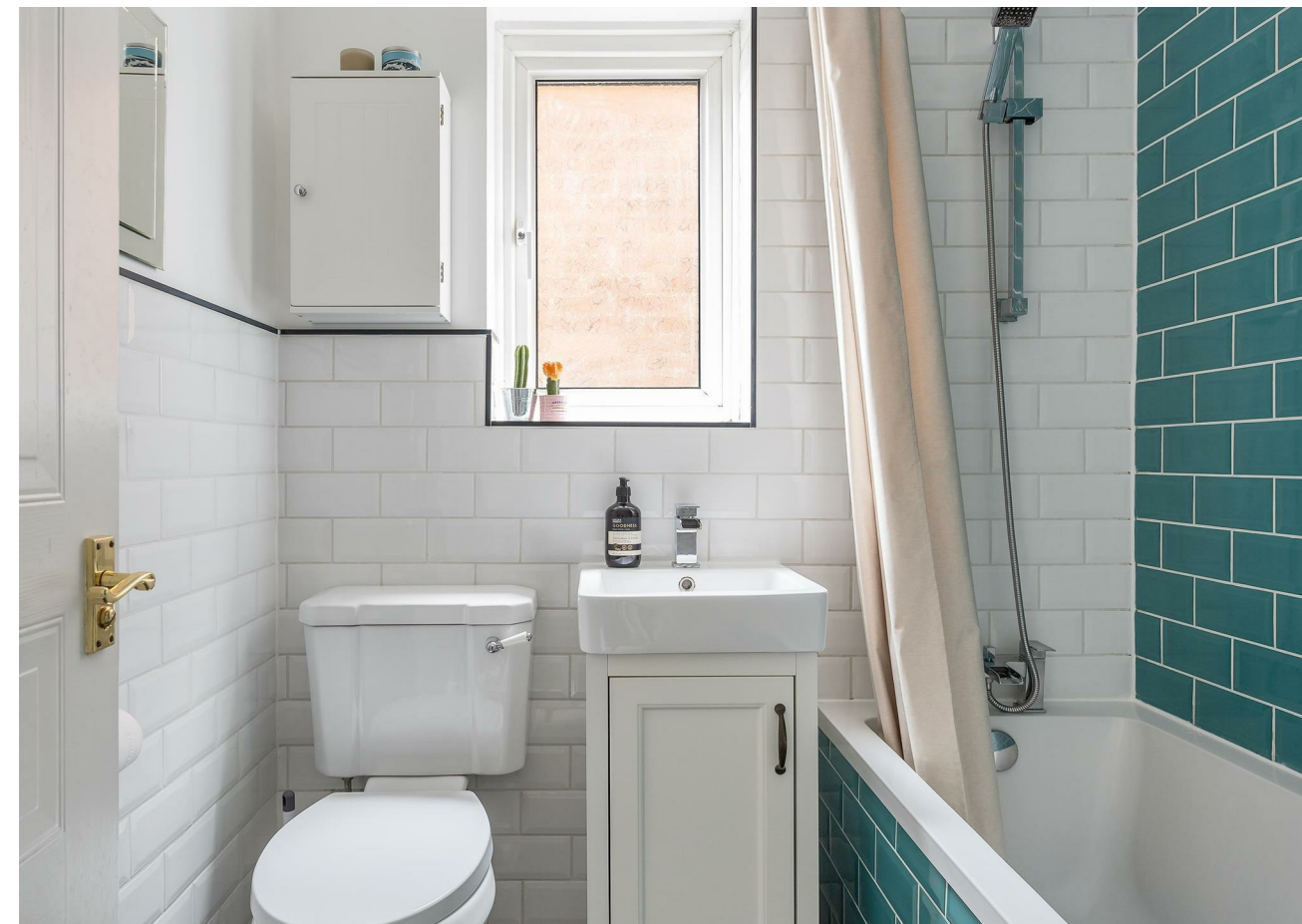
Your rear reception room, spanning 190 square feet, is set to be the beating heart of your new home. Clean white walls enhance the minimalist style, while golden oak hued hardwood floors make for a timeless aesthetic. Large sliding patio doors make for a smooth transition from indoor living to your garden, a neat mix of patio and lawn. Your kitchen is one to love, with an elegant, ruby tiled backsplash, gas stove, fossil grey worktops, and country style, panelled cabinets. A pleasant, retro styled WC completes your ground floor.

Upstairs, you have two spacious bedrooms, both solid doubles and each finished in tranquil tones. To the front your first sleeper has lovely teal and white two-toned walls, while the rear-facing bedroom, overlooking the garden, is adorned in a relaxing, neutral off-white. This bedroom also includes exquisite, large, panelled white wardrobes, providing ample storage. Your family bathroom features playful turquoise tiles lining the shower and bath, white metro tiles elsewhere and large slate grey vinyl underfoot.

As noted, Epping Forest is your best door neighbour, ensuring weekends are well spent enjoying endless woodlands and pleasant trails. For convenient transport into central London, nearby South Woodford tube provides quick access to the City in eighteen minutes and the West End in around half an hour via the Central line. You're also a fifteen minute walk from George Lane, a social hub for day to day amenities, restaurants and cafes such as, Fresh as a Daisy, a fabulous spot for brunch.

WHAT ELSE?

- Young families will be pleased that top-rated nursery, The Sunflower Nursery South Woodford, is just a ten minute walk away.
- Your new local is George Lane's original namesake, The George, a classic community pub with a spacious garden, and an impressive variety of lagers.
- For additional greenery and outdoor opportunities, Highams Park is around a half an hour walk north through Epping Forest, while Leyton Flats and Hollow Forest are a half an hour walk south.



A WORD FROM THE OWNER...

"This is a cosy family home and we have thoroughly enjoyed our time here. It has a charming south facing garden with flower beds on 3 sides and a nice patio for entertaining. During hot days we use the awning to keep the heat off the house and provide a shaded area to sit. The house backs onto Epping Forest providing excellent views of lush green trees and there is an entrance to the forest within a 2 minute walk of the property. Although the kitchen seems small we found it has ample storage space and also has the potential to remove the corner cabinet and install a dishwasher. The kitchen was fitted with modern appliances which make cooking enjoyable. The house is tucked away in a quiet, family friendly cul de sac which is steps away from walking trails in Epping Forest. You truly forget you're near the hustle and bustle of South Woodford when you hear the birds chirping away throughout the day and look out and see the forest. The schools in the area are known to have good or outstanding Ofsted ratings. This area is truly exceptional if you are a young family looking to meet others in the community. We've enjoyed many fun classes with our pre-school aged children in the area during our time here and have found the nurseries to be excellent. You are also a 10 minutes walk to South Woodford station/high street close to great restaurants, shops, cafes and pubs and also within walking distance to Wanstead high street. We've really enjoyed having the ability to run any errand on foot if needed."

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