



Reception Room
17'1" x 13'0"

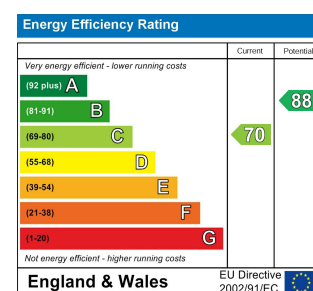
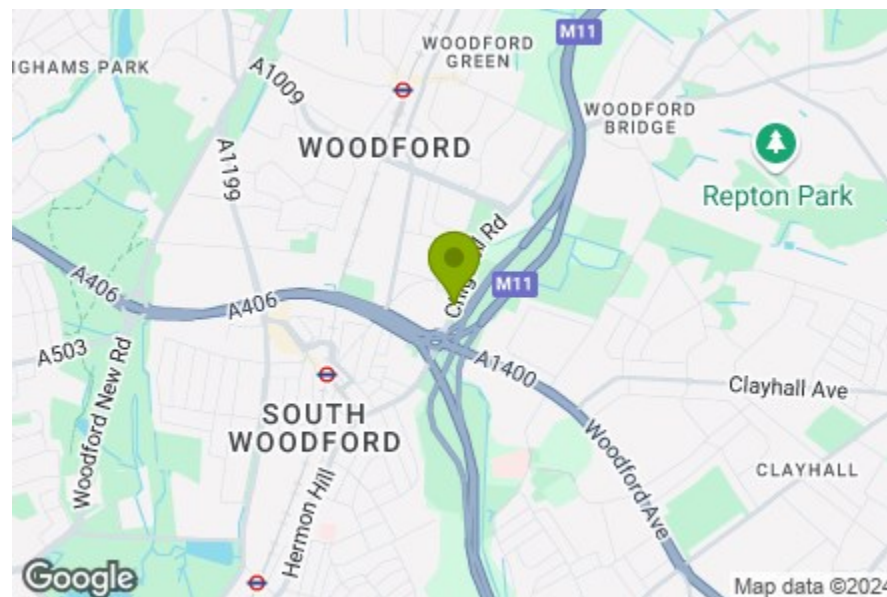
Kitchen/Diner
17'1" x 13'3"

Bedroom
17'0" x 10'7"

Bedroom
8'2" x 13'4"

Bathroom
8'5" x 10'0"

Garden
approx. 17'0" x 56'5"



CHIGWELL ROAD, SOUTH WOODFORD Offers In Excess Of £375,000 Freehold 2 Bed House - Mid Terrace



Features:

- Two Bedroom Terrace
- Requires Modernisation Throughout
- Large West Facing Garden
- Scope For Loft & Kitchen Extension
- First Floor Bathroom
- Close To Roding Valley Park
- Short Walk To Underground
- Chain Free

A fantastic find, this two double bedroom 1930s terrace is just a short walk from South Woodford station. With very generous living spaces plus large West facing garden, this house has incredible potential to become a superb modern home.

There's over 870 square foot of space to be developed inside, which will surely spark the imagination. You also have the potential (subject to planning permission) to extend out into the garden while still retaining plenty of secluded outdoor space, and the loft is similarly ripe for conversion.

REQUEST A VIEWING
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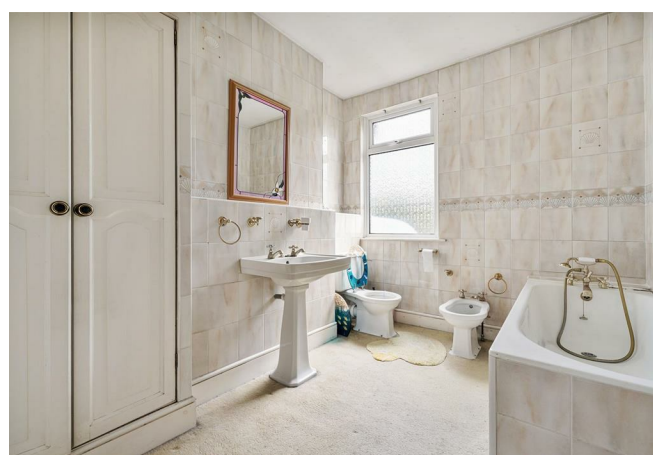
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IF YOU LIVED HERE...

Your front yard sets the house back neatly from the street. Through your porch you'll find your 220 square foot reception, with wood balustrade open staircase to the right and large bay window to the front. There's understairs storage tucked into the corner, and an exposed brick chimney breast. Double doors swing open onto your kitchen/diner, similarly sized and styled. Step out from here to find your garden just as generous and filled with potential as the interior. It's fully fenced and has been cleared ready to be landscaped as you prefer.

Upstairs, you'll find your family bathroom first off the landing. Presently with a traditional white suite plus bidet, it offers enough space for a separate shower cubicle, should you wish to add that to your development goals. Your first bedroom also sits to the rear and gives you 110 square feet of space. Your main bedroom to the front has two bay windows, and 185 square feet to spread out in. Bespoke closet space is fitted into one corner.

It's fifteen minutes on foot to South Woodford station, from where the Central Line will take you to Liverpool Street in twenty minutes for a door to door City commute of around half an hour. Stratford is less than ten minutes' ride. Roding Valley Park is a short stroll away, with acres of wildflower meadows to explore, and there's also the charming Elmhurst Gardens within half a mile. The North Circular and M11 are close at hand if you're driving and you're just a short walk from Roding Valley Park Nature Reserve.

WHAT ELSE?

- Schools rated 'Outstanding' nearby include Woodbridge High School, Churchfield Infants' School and Hatton School and Special Needs Centre.
- Your new local is The Railway Bell, a welcoming pub with a suntrap beer garden.
- There are no fewer than three gyms within five minutes' walk of your new home, so you can take your pick of how and where you stay in shape.



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, Sainsbury's, 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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