



## BRESSEY GROVE, SOUTH WOODFORD

Offers In Excess Of £1,100,000 Freehold  
4 Bed House - Semi-Detached



### Features:

- Substantial 1920s Home
- Prestigious Firs Estate Location
- Four Double Bedrooms
- Two Bathrooms + WC
- Utility Room
- Garage & Driveway for Multiple Cars
- 10min Walk to George Lane & South Woodford Station
- Close to Epping Forest
- Catchment for Fantastic Selection of Schools
- Well Maintained & Perfect for Development (STP)

A classic and exemplary four bedroom home spanning just under 2,000 square feet of elegant space. Built in the 1920s on the notable Firs Estate, you're just a short walk from the amenities of George Lane and the greenery of Epping Forest.

You're just a thirteen minute walk from Central Line services at South Woodford station. From here you can be in the City in eighteen minutes, and in under half an hour you'll reach the West End.

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IF YOU LIVED HERE...

You'll be luxuriating in your home's expansive double reception area, spanning 485 square feet and adorned with charming period elements. The front reception room is bathed in copious natural light from a generous bay window framed in warm mahogany wood. An elegant stone fireplace serves as a delightful focal point, while the floral carpeting adds a charming touch. Your south facing reception overlooks your verdant garden and features a striking arched entryway, leading to a bright conservatory style space home to a beautifully maintained original fireplace with an ornate marble mantle.

To the left of your reception, the charming country style kitchen is decked out with abundant warm wooden cabinetry, double integrated oven, under cabinet lighting, and an earthy terracotta backsplash. Exposed timber beams overhead add period character, while geometric tiling underfoot provides a modern touch. Step out into your seventy five foot garden, a spacious South facing retreat with a raised patio, greenhouse, and peaceful garden pond. The ground floor is finished with a small WC and an extremely handy utility room.

Upstairs, you have three spacious bedrooms of similar size. Your front and rear sleepers receive abundant natural light and feature vintage style, wall length wardrobes for ample storage. The elongated, dual aspect third bedroom is perfect for a home office. All three spaces are finished in soft, neutral tones with plush carpeting. There are two first floor bathrooms, one with a large bathtub and generous vanity space, the

other with a separate shower. The third floor offers additional living space, including a large bedroom and ample eaves storage.

Step outside, and you're in the community centred neighbourhood of South Woodford, where green space is abundant, and you're never far from an enticing local restaurant or bar. Head down Bressey Grove and in ten minutes you'll be at George Lane, home to day to day amenities, along with independent eateries and cafes such as dog friendly Bobo and Wild, and Bread and Oregano for authentic Greek grub. Your new local, The Railway Bell, is a thirteen minute walk away. As mentioned, Epping Forest is a mere seven minute stroll from your front door and your weekends will be well spent soaking in nature and wandering our borough's beloved ancient woodland.

WHAT ELSE?

- You have your own garage and a spacious driveway that accommodates multiple cars. Drivers can be on the North Circular in just five minutes.
- Beyond the existing substantial proportions, your home offers excellent potential for even further development (subject to planning permission).
- Parents will be pleased to learn that within a one mile radius of your home, there are four primary schools rated 'Outstanding' by Ofsted.



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 would be the Japanese restaurant Sakura. 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 nearby, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the nearby 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 SENIOR ADVISOR

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**Reception Room**

13'11" x 15'1"

**Reception Room**

11'11" x 22'9"

**Kitchen**

11'10" x 18'7"

**Utility Room**

7'6" x 12'4"

**Garage**

8'2" x 19'5"

**Bedroom**

8'1" x 24'0"

**Shower Room**

7'10" x 5'9"

**Bedroom**

12'9" x 15'1"

**Bedroom**

12'0" x 12'1"

**Bathroom**

8'8" x 8'2"

**Bedroom**

13'5" x 12'9"

**Garden**

75'5"



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