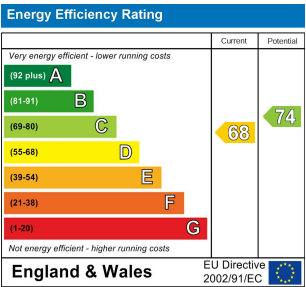
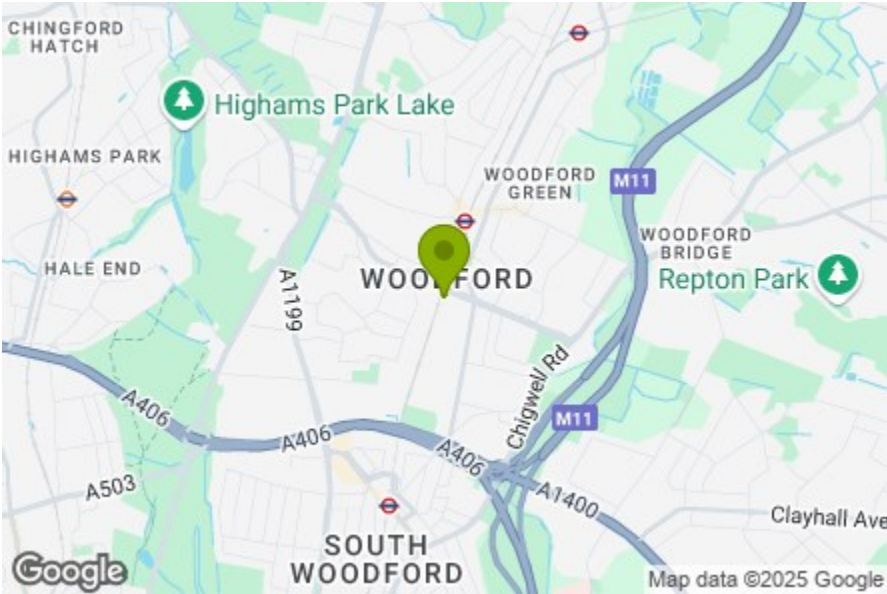


Reception  
17'2" x 11'7"

Kitchen  
13'1" x 5'8"

Bedroom  
11'8" x 9'5"

Bathroom  
6'1" x 5'0"



MALLARDS ROAD, WOODFORD GREEN  
Offers In Excess Of £300,000 Leasehold  
1 Bed Maisonette



Features:

- One Bedroom Maisonette
- Direct Access Through Own Front Door
- Large Mature West Facing Garden
- Newly Fitted Kitchen
- 900 + Year Lease & Zero Service Charge & Ground Rent
- External Storage Cupboard
- Close To Woodford Station
- Cul-De-Sac Setting

Set in a peaceful cul-de-sac, this one-bedroom maisonette is located a short walk from Woodford's fantastic amenities - including the tube - and the lush nature of Epping Forest. As for the apartment itself, there's a lengthy list of highlights, including a newly-fitted kitchen, large west-facing garden with side access, parking space, external storage, a sole-use font door and immaculate decor. The long lease is just the icing on the cake.

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### IF YOU LIVED HERE...

Thanks to its excellent condition and beautiful finish, you'll be able to relax in your new home from the day you move in. With 466 square feet of internal space, you've got plenty of room to spread out in, so hosting guests will never be a problem, and neither will working from home. The vast reception room is bright and spotlessly finished, with plenty of space for lounging and dining. The adjoining galley kitchen is perfectly placed - allowing the light to flow in, and offering newly-fitted shaker-style units, quality appliances and glossing tiling.

You'll enjoy the contrast of having engineered wood in the living areas but soft carpeting in the bedroom, which are just as immaculately finished as the rest of the home. As for your bathroom, it's been stylishly designed with floor to ceiling tiling and an over-tub shower with a black framed bath screen.

Outside you've got a impressibly sized west-facing garden, which benefits from external storage, side access from the front, and mature foliage to bring a gorgeous sense of seclusion and dreamy backdrop. You're also just a few minutes from Broadmead Playing Fields, where you can access the River Roding for some lovely waterside walks.

Despite all the rural village-y charm, Woodford has plenty of amenities... Be sure to visit Mojo's Brasserie, a lively brasserie-style restaurant which serves up some excellent brunches. Down towards South Woodford - just over a mile away, there's the new branch of Jones & Sons. Anyone who's been been to the original restaurant in Dalston will testify that this is fine dining at its best.

If you want to head into the City or West End, Woodford station is a 12 minute stroll away for the convenient Central line.

### WHAT ELSE?

- Drivers can be on the North Circular in just a few minutes, or the M25 in around 10 mins.
- Despite all the greenery, you'll never be stuck for essentials since there's an abundance of convenience stores nearby, including a Waitrose and M&S in nearby South Woodford.
- How about a stroll towards Highams Park, stopping at the Rose & Crown pub for some tasty grub and a pint served up in a friendly atmosphere? It's less than a mile away.



### 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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