



## WYNNDALE ROAD, WOODFORD

Offers In Excess Of £550,000 Freehold  
3 Bed House - Semi-Detached



### Features:

- Semi Detached Family Home
- Three Bedrooms
- Driveway & Garage
- Side Access
- Quiet Residential Cul De Sac
- Conservatory
- Well Maintained
- Low Maintenance West Facing Garden
- Full of Natural Light
- Within Catchment for Selection of Schools

An elegantly appointed, three bedroom semi-detached home, with private garage, conservatory and large rear garden. You're sat on a peaceful cul de sac here, just a short stroll from George Lane, South Woodford tube and Roding Valley Park.

Your garden's an especially fine feature, an impressive length of zero maintenance gravel, flanked by smart timber fencing on one side and your garage on the other. Barely overlooked, you have nothing but mature trees on the horizon.

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#### IF YOU LIVED HERE...

You'll have a shade under 1000 square feet of living space to stretch out in. Double doors lead from the hallway into your substantial, dual aspect, 250 square foot front reception. A huge floor to ceiling window to the front, and patio doors to the rear, fill the space with natural light, making the most of the soft peach colour scheme and engineered blonde hardwood flooring.

Your conservatory's another splendid hosting option, 160 square feet with exposed brick walls and, of course, still more floods of natural light and widescreen garden views. Your kitchen completes the ground floor in warm, earthy tones while upstairs your family bathroom is a sleek affair in smoky sandstone tilework, with a shower over the L-shaped tub. Finally, your sleeping arrangements consist of two smart, generous doubles, plus a substantial single that could make an ideal home office.

Outside, and Woodford's social hub of George Lane is less than twenty minutes on foot. Here you'll find all your day to day amenities including stores and supermarkets, plus a broad range of independent cafes, restaurants and bars. The Railway Bell, in

particular, is a bright, welcoming family friendly gastropub, and a fine choice for your new local. South Woodford tube is right next door, for fast and direct connections to the City and West End via the Central line.

#### WHAT ELSE?

- If you're looking to stretch your legs in wide open greenery, Roding Valley Park is just a half mile away on foot, with Elmhurst Gardens just around the corner.
- As noted you have a large private garage, and drivers can be on the arterial North Circular in less than five minutes.
- There are thirteen primary/secondary schools within easy walking distance. Your closest, Woodbridge High School, was awarded 'Outstanding' status in its last inspection.



#### A WORD FROM THE OWNER...

"Having lived here for 38 years, we have been very happy. There is a strong sense of community, with considerate and friendly neighbours. The underground station is just a 10-minute walk away, and there is a bus stop at the top of the road. By train, you can be in the city within 20 minutes. South Woodford centre is nearby, offering a variety of shops and supermarkets, including Sainsbury's, Waitrose, and M&S."

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**Reception Room**  
11'9" x 23'1"

**Kitchen**  
7'10" x 8'11"

**Conservatory**  
16'0" x 9'9"

**Garden**  
28'2"

**Garage**  
8'10" x 17'5"



**Bedroom**  
11'4" x 10'8"

**Bedroom**  
11'4" x 10'3"

**Bathroom**  
6'5" x 5'7"

**Bedroom / Study**  
6'6" x 7'1"



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