

WYNNDAL ROAD, SOUTH WOODFORD

Offers In Excess Of £700,000 Freehold

3 Bed House



Features:

- Edwardian Mid Terraced House
- Three Double Bedrooms
- Large South Facing Garden
- Quiet Cul-De-Sac Location
- Period Features
- Various Extension Opportunities (Stpp)
- Short Walk To Woodbridge High School
- Close to Roding Valley Park & Elmhurst Gardens

Situated on a peaceful cul-de-sac in a much sought-after part of South Woodford, this spacious three-double bedroom mid-terrace home is bursting with Edwardian charm... Amongst the highlights, there's the perfectly landscaped south-facing garden, two reception rooms, kitchen/diner, first floor family bathroom, and the ripe potential for various extension projects.

As for location, it's nestled between the vast greenery of Epping Forest and Roding Valley, with South Woodford's excellent amenities a short hop away, including great transport links and fantastic schools - one of the reasons this is such a popular area for families.

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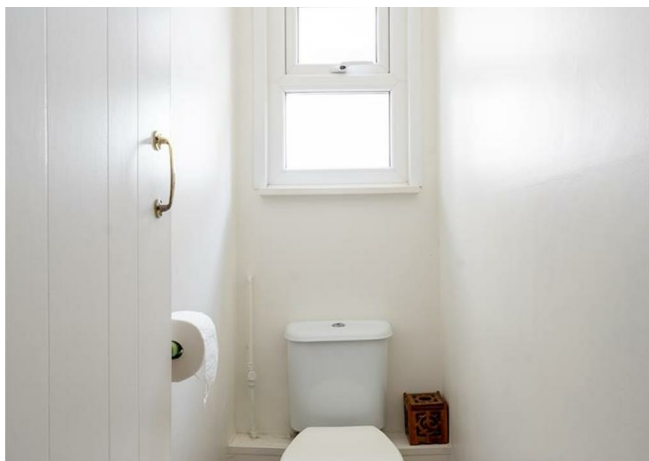
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IF YOU LIVED HERE...

You'll love the sense of space that this Edwardian home offers. You're set up well with all the glorious period features, while the opportunity for development will also act as great peace of mind.

Your spacious front reception room is bursting with light thanks to the generous box bay window, which perfectly highlights the soft decor and features such as the mantelpiece and original flooring. Meanwhile, the kitchen is comfortably nestled behind, with a considered twist of traditional charm such as the unique fireplace alcove. At the rear, you have another immaculate reception room while behind, you'll find your beautifully landscaped south-facing garden, which is dreamily secluded thanks to the rich foliage. You've got the perfect patio space for al fresco dining, while the majestic pine at the rear makes a great back-drop.

On the first floor, you'll find three bedrooms - all with in-built storage. There's also a spacious family bathroom as well as a separate WC.

You've got plenty of greenery nearby, including Elmhurst Gardens,

Epping Forest and Roding Valley - a glorious nature reserve full of wildlife. As for amenities, South Woodford has a brilliant selection of stores, including a Waitrose and M&S, and an Odeon cinema.

South Woodford station is 0.7 miles away. From here the Central line can take you to Liverpool Street in just another 20 minutes. Drivers can be on the North Circular in just a few minutes.

WHAT ELSE?

- Make the Railway Bell your new local. Just over 16 minutes away, this traditional pub has a cracking drink list, great food, friendly staff and plenty of entertainment.

-Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe offering exceptional brunches. Just 0.87miles away you'll find Jones & Sons, the sister branch of the Dalston dining hot spot - you'll want to visit asap. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

-Parents will be pleased to learn there's an abundance of highly regarded primary and secondary schools in the area, including the popular Woodbridge High School.



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 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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Reception
12'6" x 14'5"

Kitchen
10'2" x 10'8"

Reception
11'8" x 19'6"

Bedroom
16'2" x 14'5"

Bedroom
10'1" x 11'3"

WC

Bathroom
8'8" x 5'11"

Bedroom
11'5" x 10'2"

Garden
66'1" x 17'8"



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