



Garden
approx. 78'2" x 31'7"

Reception
11'9" x 12'2"

Reception
13'11" x 16'2"

Kitchen
8'10" x 11'11"

Utility
7'2" x 10'4"

WC

Garage
7'11" x 22'1"

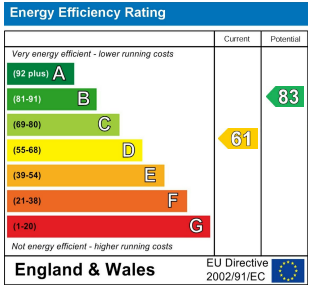
Bedroom
11'10" x 12'2"

Bedroom
13'0" x 16'2"

Bathroom
8'9" x 5'3"

WC

Bedroom
7'10" x 8'9"



WORDSWORTH AVENUE, SOUTH WOODFORD

Offers In Excess Of £1,050,000 Freehold

3 Bed House - Semi-Detached



Features:

- 1930's Semi Detached House
- Prestigious Firs Estate Location
- Potential For Various Extensions
- Large Rear Garden
- Driveway & Garage
- Short Walk To South Woodford Station
- Close To Epping Forest
- Chain Free

A well proportioned and pristinely appointed three bedroom, 1930s semi detached, sat in South Woodford's sought after Firs Estate. Already impressively substantial at over 1200 square feet there's plenty of scope to develop things further.

With the original architecture so far unextended, there's potential for you to follow your neighbours' lead and add a whole new storey, or extend into your vast rear garden.

REQUEST A VIEWING
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IF YOU LIVED HERE...

The generous proportions of the period are powerfully in evidence from the very start. Step through your storm porch and into the stately entrance hall, with dark engineered hardwood running underfoot and carpeted stairs rising ahead. Your first reception is on your left, 220 square feet and full of light from that classic bow window. Reception two is to the rear (connecting them may be on your mind) finished in crisp white with an archway framing views of your garden.

There's a sheltered verandah out here, giving way to an impressive length of lush lawn, as generous as the interior and flanked by beds and fencing, ending in a large patio. Endless scope for play areas, landscaping and perhaps a summer house. Back inside, your kitchen's freshly decked out in smart cabinetry and striking metro tile splashbacks, while next door your skylit utility room and spare WC completes the ground floor.

Upstairs your principal sleeper mirrors your lounge at a splendidly spacious 220 square feet, plushly carpeted with an entire wall of floor to ceiling fitted wardrobes and that classic bow window. There's a generous single next door, a space sure to spark plenty of ideas, while a second substantial double sits to the rear with more wall to wall, floor to ceiling fitted wardrobes. Finally, your family bathroom is smartly dressed in an elegant blend of smoky grey and marbled tilework.

Outside you're surrounded by the peaceful, tree-lined streets of the Firs Estate, with the endless open greenery of Epping Forest just half a mile away on foot. You can explore for miles here, all the way to Hollow Ponds in the south to Highams Park Lake in the north, great for weekend strolls and morning runs alike. Equally handy in the opposite direction is South Woodford's social hub of George Lane, home to all your day to day amenities as well as a fine choice of cafes, bars and restaurants.

WHAT ELSE?

- South Woodford tube station is at the bottom of George Lane, just ten minutes' walk for the Central line, direct eighteen minute connections to Liverpool Street and a door to door City commute of less than half an hour.
- Local schools are mostly excellent, with fifteen primary/secondary less than a mile away on foot. Nearby Churchfields Junior School was rated 'Outstanding' in its last inspection.
- As well as a substantial driveway you have a skylit garage for extra parking, or yet another opportunity for further development. However you choose to arrange things, drivers can be on the arterial North Circular in just five minutes.



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 restaurant Sakura, and the award-winning Indian Grand Trunk Road. 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 SENIOR ADVISOR

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