



## HIGH ROAD, WOODFORD GREEN

£1,600 Per Calendar Month

2 Bed Apartment - Conversion



### Features:

- Two Bedroom Flat
- Ground Floor Flat
- Private Garden
- Kitchen Diner
- Modern Decor
- Great Location
- Bright and Airy
- Minutes Away from Epping Forest
- Minimum 12 Months Tenancy

This bright, airy ground floor two-bed apartment boasts a huge private garden and highly desirable original features including fireplaces, sash windows and wooden floorboards.

Located on the High Road, the property is an easy stroll to affluent Woodford Green's plentiful cafes, restaurants and bars as well as high street amenities including a post office, chemist, beautician's and hairdressers.

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# IF YOU LIVED HERE...

This split-level conversion has the feel of a house, with the shower room and bedrooms on one level and reception rooms on the other. Its spacious interiors are neutrally decorated throughout. The kitchen diner has direct access to the garden and features a gas hob, wooden worktops and tasteful tiled green splash backs. There are plenty of drawers and cupboards, space to seat at least four people and an additional alcove adding more space.

The polished wooden floorboards extend from the kitchen to the living room where the original features continue with a stunning rough iron fireplace and tiled hearth, coving and ceiling rose. The big bay window floods the room with light. A convenient separate shower room and WC make a practical addition. The shower room includes a double width shower and additional pedestal sink. Both rooms are clean and tidy with a stylish monochrome palette.

There's built in storage and another original fireplace in the master bedroom which is carpeted and painted in neutral tones. The windows face out onto the

garden for added privacy. The second bedroom would be suitable for a child or children but also make an ideal home office or study. More storage can be found here and it also shares a garden outlook. The over-sized garden features decking, paved and grass areas, ideal for kids to run around and adults to entertain, especially in these balmy summer months.

This leafy London suburb offers country life with easy access to the city via the Central Line from Woodford Station. Woodford Green has kept its charm and you can watch a local cricket match on the High Road or amble past the ponds and through lush open spaces. You're never far from the action with a wealth of restaurants and cafes to satisfy foodies and social butterflies. Traditional pubs bursting with character are plentiful with the award winning Traveller's Friend ready to become your local.

# WHAT ELSE?

- With several outstanding primary and secondary schools on your doorstep you'll be in the catchment area for some of the suburbs best education facilities.



# 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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**Reception**

13'2" x 14'8"

**Kitchen/Diner**

10'11" x 10'0"

**Garden**

87'11" x 29'6"

**Bedroom**

16'10" x 9'10"

**Bedroom**

17'2" x 5'7"

**Shower room**

5'8" x 4'3"

**WC**



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