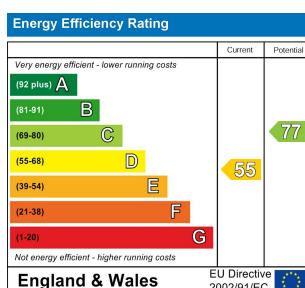
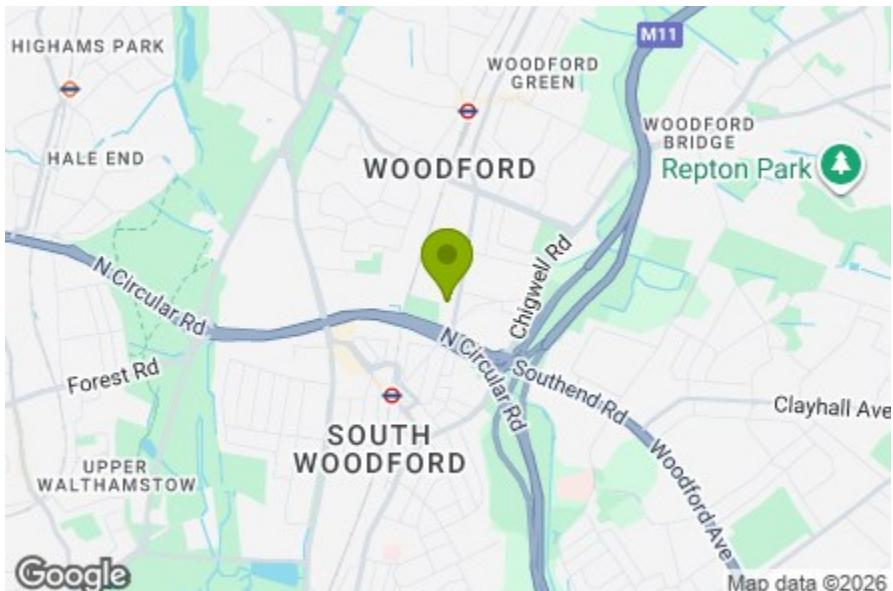


Total Area: 59.6 m<sup>2</sup> ... 642 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.

Bedroom  
12'9" x 11'11"  
Ensuite  
Dressing Room  
9'6" x 5'0"  
Bathroom  
6'2" x 5'10"  
Bedroom  
10'10" x 9'6"  
Kitchen / Reception Room  
22'1" x 13'7"  
Garden  
19'8" x 19'8"  
Garage  
17'8" x 9'2"



## FOSTERS CLOSE, SOUTH WOODFORD

Offers In Excess Of £425,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Beautifully Presented
- Landscaped West Facing Private Garden
- Private Front Door
- Short Walking Distance to South Woodford Station
- Garage
- Dressing Room
- Driveway (Off Street Parking)
- Extended
- En-suite to Main Bedroom

This thoughtfully extended two-bedroom home sits on a quiet cul-de-sac in a peaceful spot, within easy reach of Woodford/South Woodford's excellent amenities, from fantastic eateries to great transport links.

Inside, the finish is immaculate, blending mid-century character with modern convenience. The master bedroom comes complete with its own dressing room and ensuite, while the open-plan living space is bright and spacious. Outside you'll find a west-facing garden, plus the added bonus of a driveway for two cars and garage. It's being offered chain-free, too.

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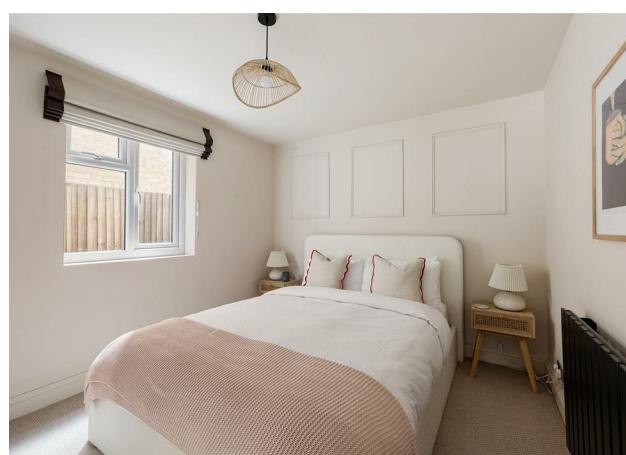
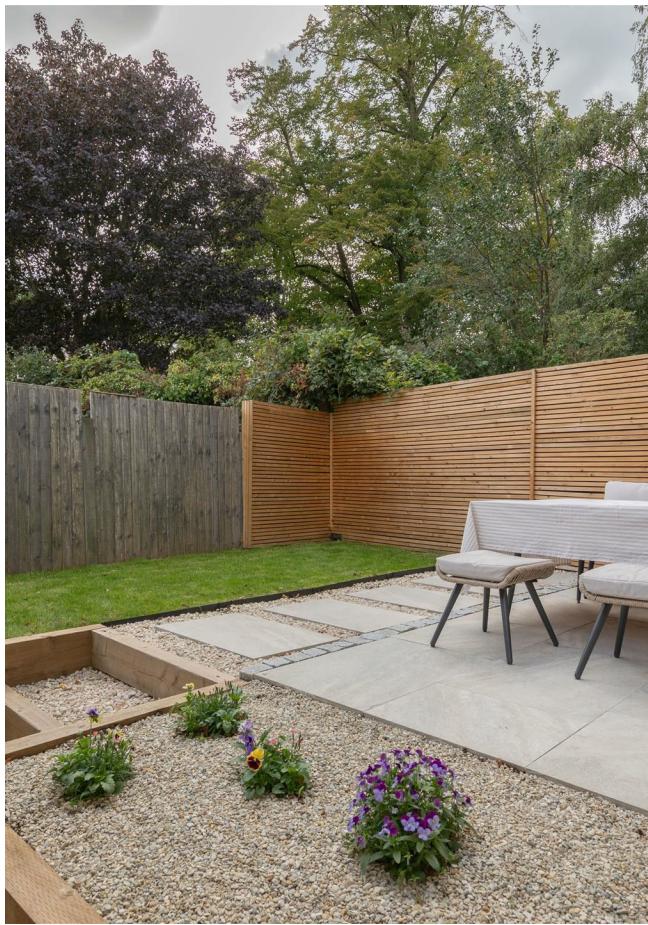
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#### IF YOU LIVED HERE...

This peaceful home feels wonderfully roomy, with an open-plan kitchen and reception that maximises space with clever features like the vertical column radiator and down lights. There's plenty of space for both lounging and dining, while the sleek kitchen, complete with quartz worktops and integrated appliances, will be a joy to use. Thanks to the large sliding doors, the whole space is bathed in natural light and opens directly onto the beautifully landscaped west-facing private garden, where you'll find a spacious lawn, patio, planters and modern slatted fencing. Of course, you've also got the added convenience of a driveway and private garage outside, too.

Both bedrooms are comfortable doubles, with one boasting an ensuite and a dressing room - a total game-changer. The main bathroom continues the mid-century-inspired theme, with striking tiling and a stylish walk-in shower.

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

Epping Forest and Roding Valley - all lush in different ways.

As for amenities, South Woodford has a brilliant selection of stores, including a Waitrose and M&S, and even an Odeon cinema. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

#### WHAT ELSE?

-South Woodford station is around 15 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.

-Celebratory moving in meal? Head to Jones & Sons. Anyone who's been to the original restaurant in Dalston will testify that this is fine dining at its best. It's less than a mile away.

-Make the Railway Bell your new local. Just 15 minutes away, this traditional pub has a cracking drinks list, great food, friendly staff and plenty of entertainment.



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

"We've loved our time at Fosters Close, it was our first home together and has been warm, spacious, quiet yet close enough to busy city life. We've put a lot of love into the additional spaces we've created within the home and we hope that shows."

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