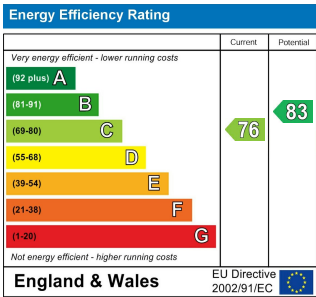


Total Area: 84.9 m² ... 914 ft²  
All measurements are approximate and for display purposes only.



## ROSE AVENUE, SOUTH WOODFORD

### Offers In Excess Of £675,000 Freehold 3 Bed House



#### Features:

- Three Bedroom House Chain Free & Refurbished Throughout
- South West Facing Garden
- Open Plan Kitchen Diner
- EPC Rating C - Thermally Insulated Ground Floor & Roof
- New Boiler With 5 Year Warranty
- Kitchen Appliances With 5 Year Warranty
- Close To Oakdale School
- Short Walk To Underground & Roding Valley Park

Set on a quiet street in a sought-after part of South Woodford, this meticulously restored three-bedroom home is full of standout features, including the smart south-west-facing garden, bright reception, modern kitchen/diner, and contemporary first-floor bathroom.

When it comes to location, the property is perfectly positioned beside the vast greenery of Roding Valley, while South Woodford's excellent amenities are just a short stroll away, including great transport links. With a number of highly regarded schools nearby, this is a home with all the makings of a dream family base and with the potential for extension, there's even room to grow. A similarly high-quality property is also being developed next door, further enhancing the appeal and character of this popular spot. To top it off, it's on the market chain-free.

Please note that one of the images included in this advertisement is a computer-generated image (CGI) and is provided for illustrative purposes only. It represents an

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#### IF YOU LIVED HERE...

Beyond your smart front garden and lovely brick frontage, the reception room is bursting with light thanks to the generous windows (decked out in bespoke shutters no less), which showcase the smart decor and vintage-style features such as the fireplace and ceiling rose.

Head to the rear for the spacious kitchen/diner, where you'll enjoy the immaculate fittings as well as the fact that you have a breakfast bar and space for a dining table. Throw open the generous patio doors and take in the view of your immaculately landscaped garden, which is south-west facing for optimum sunshine.

You'll find more pristine design upstairs, where the two double bedrooms are perfectly balanced, and the third smaller room a cosy den. Finally, the family bathroom is smart and modern with an over-tub shower.

You've got plenty of greenery nearby, including Elmhurst Gardens, Epping Forest and Roding Valley. As for amenities, South Woodford

has a brilliant selection of stores, including a Waitrose and M&S, plus an Odeon cinema and plenty of thriving cafes.

South Woodford station is around ten 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.

#### WHAT ELSE?

- Make the Railway Bell your new local. Ten minutes away, this traditional pub has a great drinks 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 where ingredients are sourced with great care resulting in some exceptional brunches. It's just ten minutes away on foot. Just 0.8 miles away you'll find Jones & Sons, the sister brand 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 Oakdale 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 picks for food include the Japanese restaurant Sakura and local favourite Nino's. 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. All round, it's a fantastic place to call home."

BEN CHARLETON  
E18 ASSISTANT BRANCH MANAGER

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**Reception Room**  
13'3" x 13'1"



**Bedroom**  
12'11" x 11'7"

**Kitchen / Diner**  
19'3" x 11'6"

**Bathroom**  
5'11" x 5'10"

**Bedroom**  
8'0" x 6'11"

**Garden**  
39'4"

**Bedroom**  
13'0" x 11'11"

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