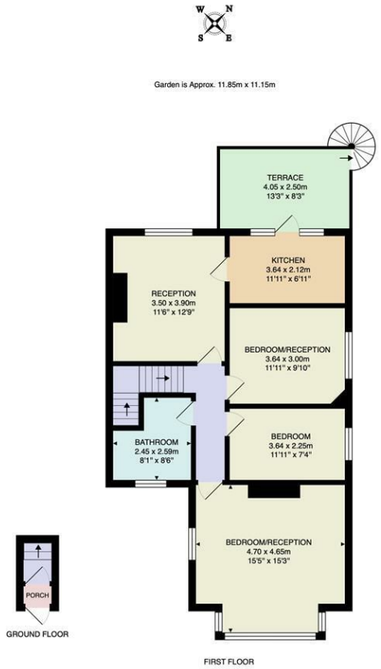


Total Area (Excluding Terrace): 79.1 m² ... 852 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Bedroom/Reception
15'5" x 15'3"

Bedroom
11'11" x 7'4"

Bedroom/Reception
11'11" x 9'10"

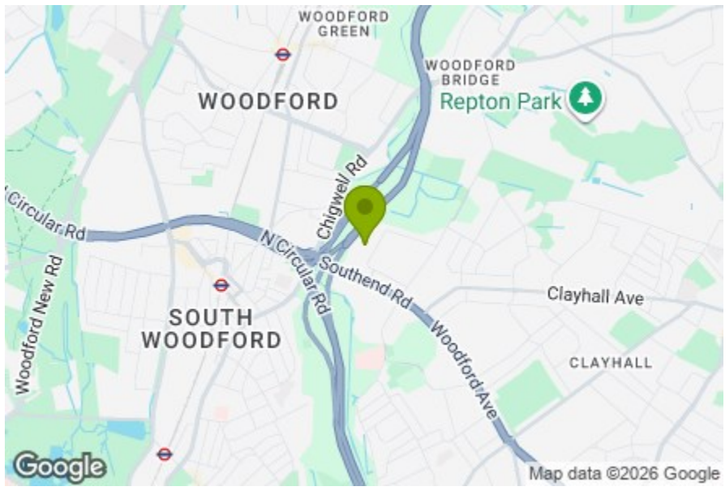
Kitchen
11'11" x 6'11"

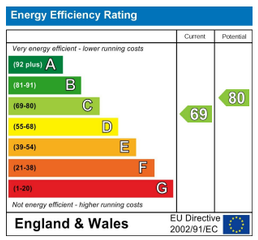
Terrace
13'3" x 8'2"

Reception
11'5" x 12'9"

Bathroom
8'0" x 8'5"

Garden
38'10" x 36'6"





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LECHMERE AVENUE, WOODFORD GREEN

Offers In Excess Of £425,000 Share of Freehold

2 Bed Maisonette

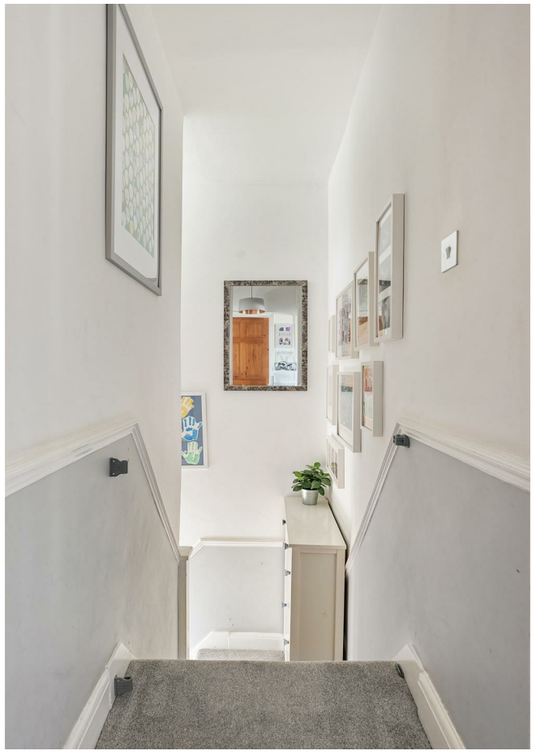
Features:

- Two Bedroom First Floor Maisonette
- Share Of Freehold With No Service Charges Or Ground Rent
- Onward Chain Complete
- Private Secluded Garden Backing Directly Onto Woodland
- Balcony Terrace With Awning & Views Into Nature
- Two Generous Reception Rooms
- Stunning Kitchen & Bathroom
- Moments From Roding Valley Park & Excellent Transport Links

Set in an enviable spot on the border of South Woodford, this spacious first-floor maisonette offers a unique combination of flexibility, character, and outdoor space. With two bedrooms, two reception rooms, a private rear garden, and a balcony terrace overlooking greenery, this home provides the kind of peaceful charm rarely found in such a busy capital city.

Benefitting from a share of freehold with no service charge or ground rent, the property combines generous proportions with excellent convenience. High ceilings, an abundance of natural light, and a peaceful rear outlook create a wonderfully calm atmosphere, while excellent transport connections and local amenities are within easy reach.

REQUEST A VIEWING
0203 3691818



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IF YOU LIVED HERE...

You'll step into a home that immediately feels bright, spacious, and full of possibility. The generous reception space offers flexibility rarely found in a maisonette, with two separate rooms allowing you to create a layout that truly works for you. Whether you're looking for a formal dining room, home office, playroom, or an occasional third bedroom, the choice is yours.

The main living room enjoys plenty of natural light, with high ceilings enhancing the sense of space throughout. Towards the rear, the stylish kitchen opens directly onto the balcony terrace, creating a wonderful connection between indoors and out. With a canopy providing shade in the warmer months and leafy views beyond, it's a lovely spot for morning coffee or evening drinks. The kitchen itself has shaker-style units, timber worktops and integrated appliances, so entertaining will be a breeze.

The two bedrooms are well proportioned, complemented by a large family bathroom which effortlessly balances convenience and tradition, with a clawfoot bathtub and sleek tiling.

A spiral staircase leads down to your own private rear garden, offering a secluded outdoor retreat, perfect for relaxing, entertaining, or simply enjoying a quieter pace of life.

Perfectly positioned for commuters and families alike, you're within easy reach of several major transport links, including the Central Line at South Woodford and Gants Hill, and the Elizabeth Line at Ilford. It also benefits from excellent road links, with the M11 and A406 nearby. Tesco is conveniently located at the end of the street, while South Woodford's George Lane hub provides a fantastic choice of shops, eateries and amenities.

WHAT ELSE?

- You've got an excellent selection of conveniences nearby in South Woodford, including Waitrose, M&S, and an Odeon cinema.
- With access to Roding Valley Park, nearby play areas and Epping Forest close by, this is a home that combines everyday convenience with the feeling of being surrounded by nature.
- Every third Sunday of the month, the much-loved South Woodford Farmers' Market brings the community together with artisan produce and local favourites.

A WORD FROM THE EXPERT...

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre is George Lane, home to M&S, Waitrose and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Boxx & Pause Pilates are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT
E18 BRANCH MANAGER

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