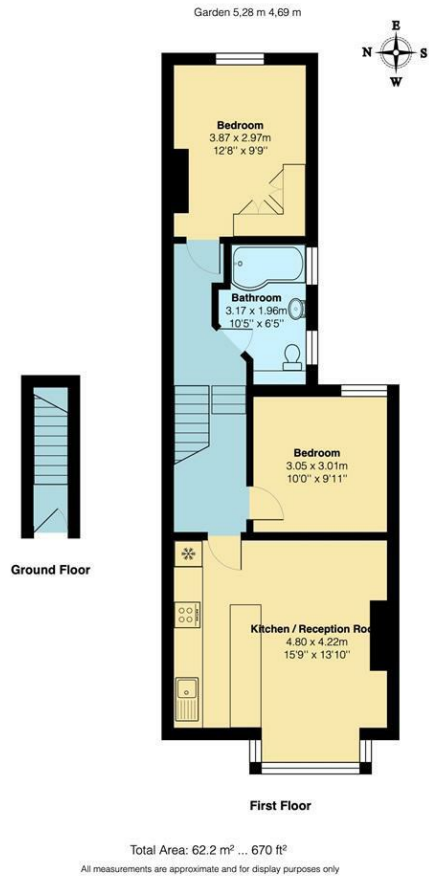




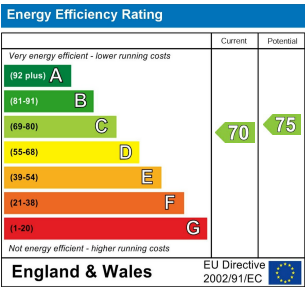
Kitchen / Reception Room
15'8" x 13'10"

Bedroom
10'0" x 9'10"

Bathroom
10'4" x 6'5"

Bedroom
12'8" x 9'8"

Garden
17'3" x 15'4"



MALMESBURY ROAD, SOUTH WOODFORD

Offers In Excess Of £400,000 Leasehold
2 Bed Flat



Features:

- Two Double Bedrooms
- First Floor
- Period Home
- Private Garden
- Short Distance to South Woodford Station
- Easy Access to Epping Forest
- Semi Detached
- High Ceilings & Large Windows

Set on the first floor of a handsome brick-fronted semi-detached period home, this spacious two-bedroom apartment occupies an enviable position on one of South Woodford's premier residential streets, lined with characterful homes, tree-lined streets and its proximity to Epping Forest. On the edge of Epping Forest and within easy reach of excellent transport links, independent eateries and local amenities, the location is hard to beat.

Beautifully finished throughout, the apartment enjoys high ceilings, double-glazed replacement sash windows and a bright hallway with its own window, while highlights include the generous open plan kitchen-living room and a beautifully landscaped, private and secluded garden for the apartment's exclusive use, creating an exceptional home both inside and out.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Thanks to its first-floor position, the apartment enjoys an added sense of tranquillity, with leafy treetop views, abundant natural light and the benefit of improved energy efficiency.

High ceilings enhance the feeling of space throughout, particularly in the generous kitchen-living room, where a breakfast bar effortlessly defines the dining area. Smart units, high-spec appliances and bespoke carpentry combine with charming period details, including a fireplace surround and replacement sash windows.

A window in the hallway brings in even more natural light, while both bedrooms are bright, beautifully presented and peaceful. The contemporary bathroom is finished with floor-to-ceiling tiling and an over-bath shower. Outside, the private, secluded garden is a standout feature, thoughtfully landscaped with calming shingle, a decked patio and mature planting to create a wonderfully relaxing retreat.

Outside, and you can be exploring the wild natural greenery and wide open expanses of Epping Forest less than five minutes after stepping out your front door. Be sure to head for The Doughnut, a perfect circle of manicured lawn in the heart of the woodlands. As well its close proximity to Epping Forest, the home benefits from having Churchfields Park on its doorstep, a haven for families and dog walkers. It's all

so wonderfully green, you'll easily forget that you're only a short distance from Central London.

Meanwhile, down in South Woodford, you've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema, which is a mere ten minute walk away from your home. How about celebrating your move to E18 with a trip to Jones & Sons? Anyone who's been to the original restaurant in Dalston will testify that this is fine dining at its best. A treat you'll deserve after all that unpacking - and it's just nine minutes on foot.

WHAT ELSE?

- South Woodford station, sat in Zone 4 on the Central line, is just 0.8 miles on foot and will get you directly to Liverpool Street in 18 minutes. Meanwhile, drivers can be on the North Circular in just a few minutes.
- Your new local? How about The George, a short stroll away - offering a warm atmosphere, friendly staff and a great menu.
- Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.



A WORD FROM THE OWNER...

"After almost 20 wonderful years in this lovely home, it is time for a new chapter. This flat has been filled with cherished memories and has provided a comfortable, welcoming place to call home.

One of the things we've appreciated most is the wonderful sense of community. Malmesbury Road has always had a warm, friendly atmosphere that has made it such a lovely place to live.

The flat itself is bright, peaceful and easy to maintain. Its well-designed layout has suited us perfectly over the years, and it has always been a pleasure to come home to. Excellent transport links and local amenities are an added bonus.

Being within walking distance of George Lane has been a pleasure. There's an excellent selection of shops, including Waitrose, M&S Foodhall, Sainsbury's

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