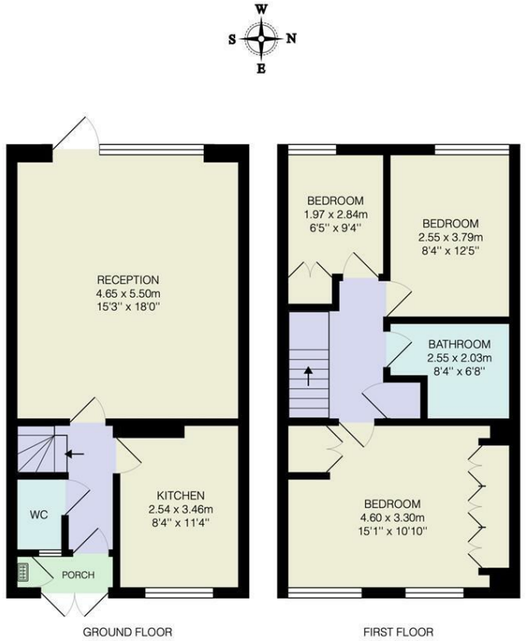
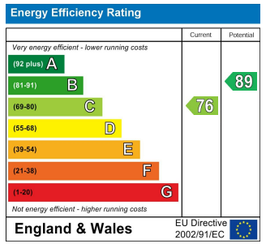


Total Area: 87.8 m² ... 945 ft²

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.



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- First Floor Family Bathroom
- Spacious Kitchen
- Private Garden
- Located on The Drive
- A Short Walk to South Woodford
- Residence Parking Only
- Holding Deposit: equivalent to one week's rent capped at £400

A naturally bright, pristine and substantial contemporary three bedroom family terrace, facing a broad tree lined verge and just a short stroll from South Woodford tube and George Lane. There's a nicely landscaped garden to the rear as well.

Endlessly explorable Epping Forest is one of many options for escaping into nearby nature, just fifteen minutes away on foot.

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IF YOU LIVED HERE...

You're nicely set back from the road by a split level front garden with a pathway winding between screening greenery. Inside, you'll find the kitchen on your right, smartly finished with pine cabinets, smoky grey floor tiles and mosaic letterbox splashbacks. To the rear your lounge is an impressive 270 square feet, with glossy engineered hardwood underfoot and natural light flooding in from wall to wall, floor to ceiling windows.

Step out here onto your immaculate rear deck, giving way to zero maintenance Trulawn and secluded by neatly manicured screening foliage. Perfect for BBQs. Back inside and your ground floor's completed by a handy spare WC, while head upstairs to find two double bedrooms and a substantial single, with a wealth of fitted storage in the principal sleeper to the front. A pristine and immaculate family bathroom completes things in style.

Outside and South Woodford tube, as promised, is a mere nine minute stroll. Sat in Zone Four for the Central line, form here you can get directly to Liverpool Street in just eighteen minutes, for a door to door City commute of less than half a hour. Heading to the West End? Oxford Circus is just nine minutes further. Staying local? George Lane is right next to the station and home to a good choice of supermarkets, cafes and bars.

WHAT ELSE?

- The award winning Ark Fish Restaurant is just ten minutes away on foot, for all fanciers of fabulous seafood.
- Wanstead High Street, the heart of this beloved east London village, starts just fifteen minutes walk away and is well worth the stroll of a weekend afternoon.
- Woodford's beloved art deco Odeon Cinema is just a third of a mile away on foot.

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Reception Room
15'3" x 18'0"

Kitchen
8'3" x 11'4"

WC

Porch

Bedroom
15'1" x 10'9"

Bedroom
8'4" x 12'5"

Bedroom
6'5" x 9'3"

Bathroom
8'4" x 6'7"

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