

Total Area: 73.3 m<sup>2</sup> ... 789 ft<sup>2</sup>

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.

- Bathroom  
10'10" x 5'7"
- Kitchen/Diner  
10'10" x 11'6"
- Reception  
10'10" x 14'10"
- Bedroom  
10'9" x 9'10"
- Bedroom  
7'3" x 9'4"
- Bedroom  
11'10" x 10'10"
- Garden  
9'10" x 33'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## BRADWELL CLOSE, SOUTH WOODFORD Offers In Excess Of £425,000 Leasehold 3 Bed Flat



### Features:

- Three Bedrooms
- Ground Floor
- Well Presented
- Private Garden
- Short Walking Distance to Wanstead High Street
- Surrounded by Nature
- Easy Access to Snaresbrook
- Moments into the Forest
- Kitchen-Diner

A well-presented three-bedroom ground floor flat on Bradwell Close, set between South Woodford and Wanstead, with Wanstead High Street, Snaresbrook and leafy forest walks all within easy reach.

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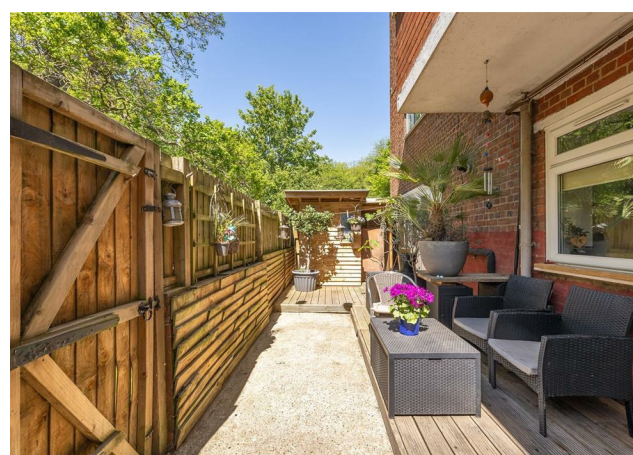
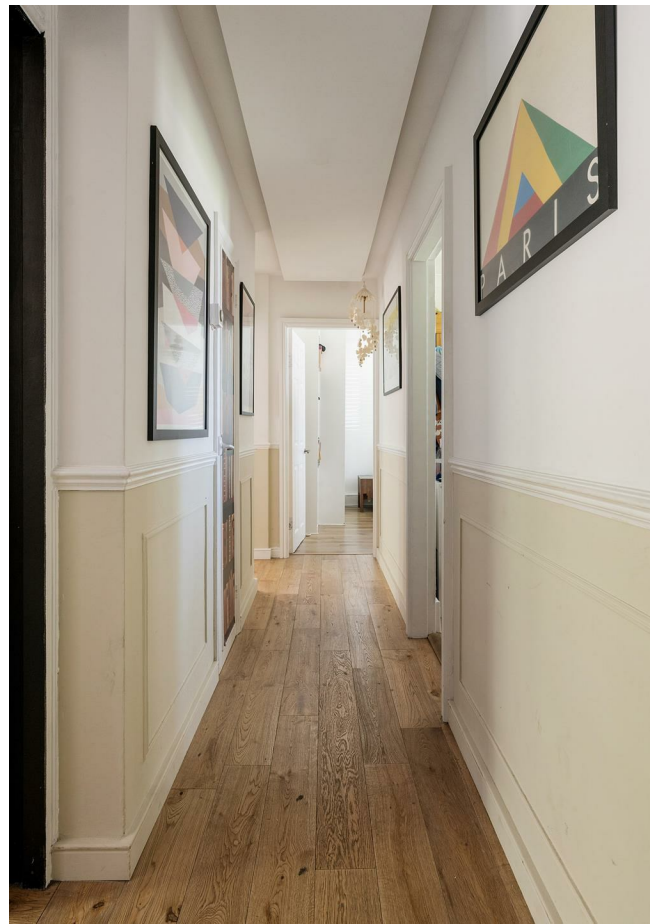
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#### IF YOU LIVED HERE...

The layout is practical and easy to settle into, with three bedrooms arranged from the hallway and a bright reception room opening directly onto the private garden. Pale flooring and calm, neutral walls give the home a simple, well cared for feel.

The kitchen-diner sits separately, with plenty of room for everyday meals and another door out to the garden. Cabinetry is classic and unfussy, with tiled flooring underfoot and a pleasant view towards the greenery outside.

To the rear, the private garden feels tucked away, with space for seating and direct access towards the forest beyond. The bathroom is neatly finished in white and grey, with a bath and overhead shower.

#### WHAT ELSE?

- Wanstead High Street is a short walk away, with independent cafés including Bare Brew and Bobo & Wild close by.
- Snaresbrook Underground is within easy reach, with South Woodford and Wanstead Underground stations also nearby for Central line connections across London.
- You're moments from the forest, with green open space right on hand for weekend walks and fresh air.



#### 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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