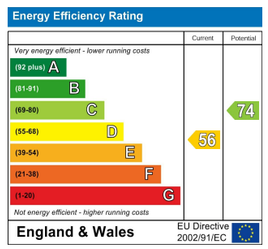


Total Area (Inc. Garage) 254.6 m sq. - 2740 ft sq.
Total Area (Exc. Garage) 228.4 m sq. - 2458 ft sq.

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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WOODMAN LANE, CHINGFORD
Offers In The Region Of £1,650,000 Freehold
5 Bed House - Detached

Features:

- Five Bedroom Detached House
- Being Sold Chain Free
- Easy Access to Chingford Station
- Approx. 2740 Square Foot
- Potential To Extend (STPP)
- Gated Entrance and Large Driveway
- Downstairs WC and Large Utility Room
- Circa 62 Foot Rear Garden Backing on to Forest
- Large Private Garage
- Moments from Epping Forest

Surrounded by the ancient woodlands of Epping Forest, this immaculate five-bedroom detached home has been stylishly restored, spanning an impressive 2,740 square foot, with further potential to extend.

Set behind a gated entrance with a large driveway, the property includes multiple livings spaces, a downstairs WC, two first floor bathrooms, a generous utility room and a private garage. At the rear, a 62 foot garden leads directly onto the forest. Despite all this peace and quiet, the chain-free home is less than a mile from Chingford station, where trains zip to Liverpool Street in 26 minutes.

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IF YOU LIVED HERE...

With an impressive 2,740 square foot of polished living space, this expansive five-bedroom home is a masterclass in scale and versatility. Set behind a gated entrance, it offers privacy and style from the first glance.

The rear reception is perfect for entertaining, flooded with natural light from extensive glazing, while a striking brick hearth with bespoke seating adds period charm that contrasts beautifully with the smart decor.

The dual aspect kitchen/diner is both stylish and practical, fitted with sleek units, modern appliances, and a breakfast bar/unit that subtly divides the space. A front reception, complete with considered features such as the antique-style radiator, could serve as a cosy den, playroom, or formal dining area. Practicality is further enhanced by a ground-floor WC and an impressively sized utility room.

Upstairs, you'll find five generously proportioned bedrooms, including a master with a twin-basin ensuite, plus a modern family bathroom to serve the rest of the home.

Outside, the rear garden offers a rolling lawn and mature foliage, flowing seamlessly onto the greenery of Epping Forest.

Chingford station is just a mile away, with Overground services to Liverpool Street in around 26 minutes, while Walthamstow, Woodford and Highams Park are easily accessible.

WHAT ELSE?

- Moving in treat meal? Enjoy fantastic food and drink at Royal Forest, now part of Raymond Blanc's Heartwood Collection, a 20 minute walk or three minute drive away.
- Gina is already one of the area's most talked about destinations. Recently featured in Vogue, this stylish cafe blends chic interiors with a warm atmosphere.



A WORD FROM THE OWNER....

"This has been a lovely family home for us for many years, situated in this quiet location on a private road within Epping Forest.
From our doorstep we have walked and cycled the many paths, played tennis and even improved our fitness with the Orion running club.
We have appreciated the generous layout of the house allowing for easy entertaining with doors leading to, a sunny patio ideal for summer barbecues and a secluded south facing garden.
With North Chingford not far away we have made great use of the trains into London, as well as the local shops, restaurants and cafes - great to meet up with friends."

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Porch

Hall

WC

Reception
26'10" x 16'0"

Reception
11'11" x 14'11"

Utility

Kitchen/ Diner
11'11" x 29'10"

Bedroom
11'11" x 13'11"

Bedroom
12'0" x 8'2"

Bedroom
13'1" x 16'0"

Bedroom
11'5" x 9'10"

Bathroom
7'3" x 8'7"

Ensuite
11'5" x 7'10"

Garden
61'10" x 57'6"

Garage
15'8" x 17'10"





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