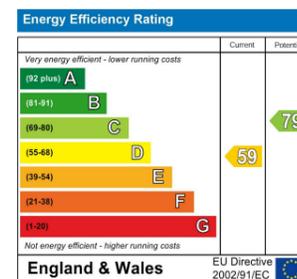


Total Area (Excluding Garden Storage): 122.3 m² ... 1316 ft²

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.



WHITEHALL ROAD, WOODFORD GREEN Offers In Excess Of £780,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- Victorian End of Terrace
- Double Fronted
- Moments Away From Epping Forest
- Private Driveway
- Easy Access to Buckhurst and Chingford
- Approx. 1316 Square Foot
- Being Sold Chain Free
- A Short Walk to Chingford Station

This double-fronted, end-of-terrace Victorian home offers 1,316 sq ft of well-balanced living space and is available chain-free. Inside, the flow is made for modern life, with two welcoming reception rooms and a bright, open-plan kitchen/diner that becomes the natural hub of the home. Throw open the doors to a 40-ft private garden with its own garden room — perfect for long summer evenings, weekend hosting, or a quiet spot to work from home. Upstairs, three bedrooms provide calm, comfortable retreats, while a downstairs WC adds everyday practicality. With Woodford Station on the Central line close by for easy City commutes, and Epping Forest moments away for morning walks or weekend escapes, this is a home that offers the best of both urban convenience and green open space.

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IF YOU LIVED HERE...

There's private off-street parking for two cars right outside the front door - a small luxury that makes everyday life easier, whether you're unloading the weekly shop or ushering kids straight indoors without the usual juggling act.

Step inside and you're welcomed by one of two generous reception rooms, set either side of the central hallway. Both are filled with natural light thanks to wide bay windows, finished with bespoke white plantation shutters and warm wooden flooring underfoot. Period details - elegant coving, ceiling roses and handsome fireplaces, nod to the home's Victorian heritage, while thoughtful touches like built-in cabinetry and French doors opening onto the garden add modern ease.

Further along, a handy downstairs WC and built-in storage keep coats, shoes and clutter neatly tucked away before you reach the heart of the home: a spacious, open-plan kitchen/diner. Bright, sociable and designed for modern family life, this is a space made for everything from relaxed midweek dinners to hosting friends beneath a striking lantern skylight. Bifold doors blur the line between indoors and out, drawing the garden into everyday living.

The kitchen itself balances style and practicality beautifully, with sage green cabinetry, thick wooden worktops and integrated appliances including a chef's oven and a deep Belfast sink, creating a clean, contemporary feel that still feels warm and inviting.

Outside, the garden unfolds in stages: a stepped patio ideal for barbecues and summer entertaining, centred around a mature tree, leading onto a lawn and a versatile garden room that works just as well as a home office, studio or retreat.

Upstairs, three double bedrooms provide calm, comfortable spaces to unwind, while the family bathroom is a real standout. Vintage-inspired and beautifully finished, it features a freestanding claw-foot bath, walk-in shower and soft taupe and white tones

WHAT ELSE?

The wild woodlands and open green spaces of Hatch Forest start just three minutes from your front door.

For those looking for local schools, parents will be pleased to know you have nine primary/secondary schools less than a mile away on foot, all rated 'Good' or 'Outstanding' by Ofsted including Wells Primary and Woodbridge High School. The Independent Bancroft's School is also on your doorstep.

Woodford Green is walking distance to Woodford, South Woodford and Roding Valley London Underground stations. All on the Central line, Woodford to Liverpool Street takes about 20 minutes on the tube. Add another 10 mins for Oxford Circus.

The Traveller's Friend a bright, family friendly gastropub is less than a half mile on foot and certain to become a firm favourite especially when you fancy a lazy Sunday Roast.



A WORD FROM THE OWNER...

"Having served as our first family home for over 8 years, we have made many happy memories in this house. The gorgeous Victorian period features are what we fell in love with, not to mention its charming kerb appeal and bonus of being double fronted! Being in catchment to the highly desirable and Ofsted Outstanding Wells Primary School and Woodbridge High School, and a stones throw from the prestigious Bancroft's, makes this the perfect place for families with children. Equally, its proximity to both the Central Line and London Overground in addition to Epping Forest makes it ideal for commuters and nature lovers alike. We have tried our best to retain the character of this house and hope that its new owners continue to do the same. Don't forget to look out for the extra special surprise under the stairs..."

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Reception
11'5" x 17'8"

Kitchen/Diner
28'4" x 9'4"

WC

Reception
10'6" x 17'8"

Bedroom
11'5" x 7'10"

Bedroom
11'5" x 7'9"

Bathroom
10'5" x 9'3"

Bedroom
10'5" x 13'1"

Garden
41'11"

Garden Storage
13'5" x 7'0"

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