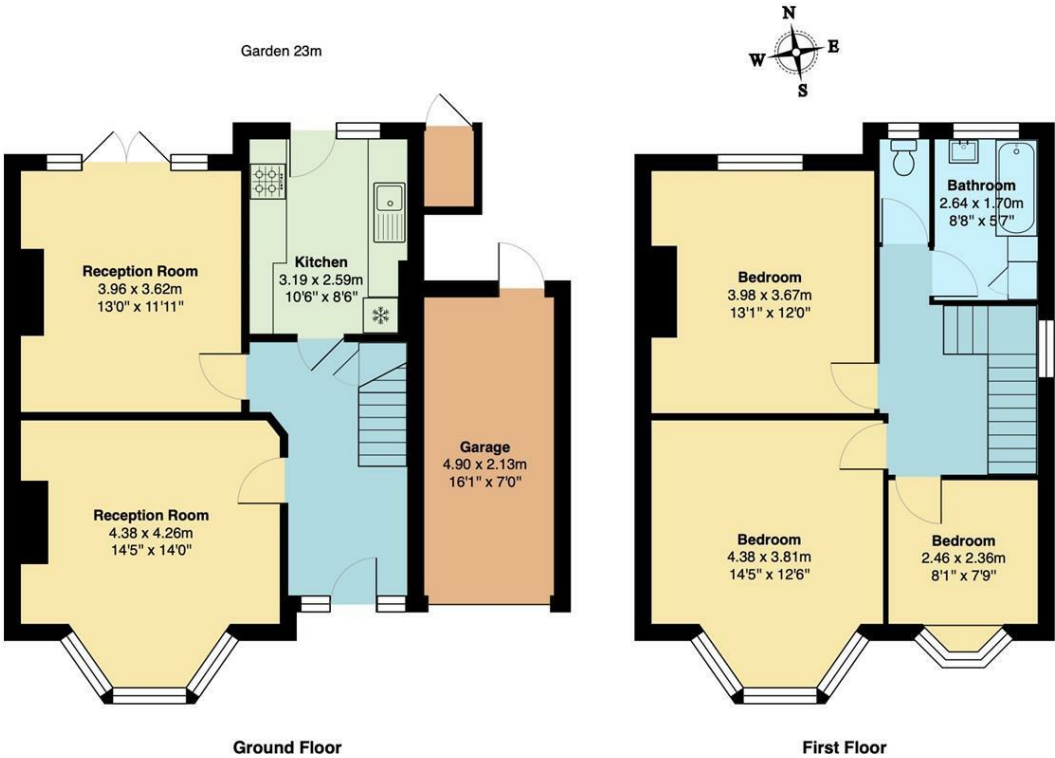
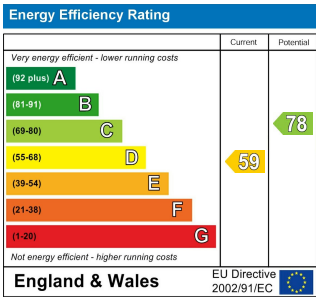
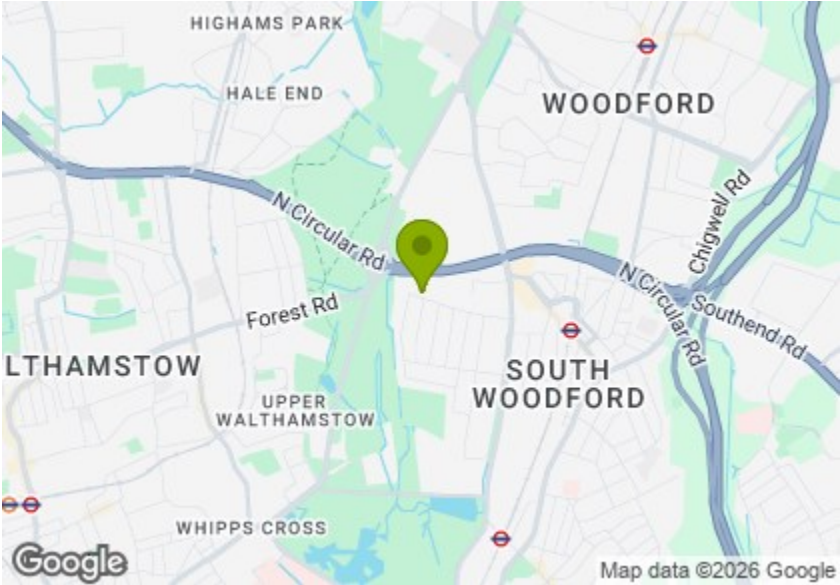




Total Area: 113.9 m² ... 1226 ft²
All measurements are approximate and for display purposes only



BRESSEY GROVE, SOUTH WOODFORD

Offers In Excess Of £900,000 Freehold
3 Bed House



Features:

- 1930's Semi Detached House
- Prestigious Firs Estate Location
- Chain Free Sale
- Three Comfortable Bedrooms & Two Reception Rooms
- Mature & Secluded Rear Garden
- Driveway & Garage
- Potential For Loft, Kitchen & Side Extensions
- Moments From Epping Forest

This spacious three-bedroom semi-detached home is situated on the sought-after Firs Estate, moments from the ancient woodlands of Epping Forest. Inside, you'll find two reception rooms, a separate kitchen and a first floor bathroom, while outside there's a private driveway, garage and secluded rear garden. It already spans 1,226 square feet, with further potential to extend (subject to the usual consents).

In addition to being moments from the forest, South Woodford's George Lane is within easy reach, with its excellent choice of pubs, restaurants, shops and Central line station for swift access to the City. Offered chain-free.

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0203 3691818



IF YOU LIVED HERE...

You'll love the sheer scale of this home - the scope for creating your ideal living arrangements is immense, particularly with two reception rooms and potential for loft, kitchen and side extensions.

But let's start by heading up your driveway and into the spacious hallway. To your left is the first reception room, which is gloriously traditional in style and filled with natural light. At the rear, the second reception is equally inviting, with lovely views over the garden through patio doors. Wonderfully spacious, the mature planting creates a real sense of privacy and seclusion.

Back inside, the smart kitchen offers plenty of storage, along with direct access to the garden.

Upstairs, you'll find three generous bedrooms, plus a charmingly retro bathroom in cheerful pastel shades of yellow and blue. A separate WC adds extra everyday convenience.

Beyond, you can be exploring Epping Forest in less than five minutes. Be sure to head for The Doughnut, a perfect circle of manicured lawn in the heart of the woodlands. It's all so wonderfully green, you'll easily forget that you're only

around short commute from Central London; South Woodford station, sat in Zone 4 on the Central line, is just 0.7 miles on foot and will get you directly to Liverpool Street in 18 minutes.

You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area 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 already been to this South Woodford hotspot will testify that this is fine dining at its best. A treat you'll deserve after all that unpacking - and it's just 12 minutes on foot.

WHAT ELSE?

- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within the independent Forest School but accessible by the public via membership.

- Parents will be pleased to know you have a wide choice great primary and secondary schools in the area (one of the reasons so many people are keen to make this move).

- 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 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

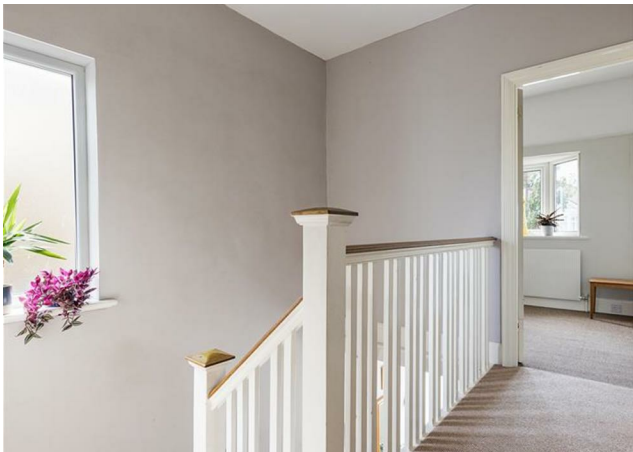
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Reception Room
14'4" x 13'11"

Reception Room
12'11" x 11'10"

Kitchen
10'5" x 8'5"

Bedroom
8'0" x 7'8"

Bedroom
14'4" x 12'5"



Bedroom
13'0" x 12'0"

WC

Bathroom
8'7" x 5'6"

Garden
75'5"

Garage
16'0" x 6'11"



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