

## ABBOTSFORD GARDENS, WOODFORD GREEN Offers In Excess Of £900,000 Freehold 4 Bed House - Semi-Detached



### Features:

- Double Fronted 1930s Home
- Four Bedrooms
- Catchment for Fantastic Selection of Schools
- Driveway for Multiple Cars
- Beautifully Presented
- Side Access
- Laing's Estate Location
- Two Reception Rooms

A beautifully presented four bedroom double fronted 1930s home, set within the ever popular Laing's Estate in Woodford Green. With two reception rooms, a thoughtfully arranged kitchen space and a driveway providing parking for multiple cars, the home offers generous proportions throughout. There is also convenient side access and a layout well suited to modern family life, all within catchment for an excellent selection of local schools.

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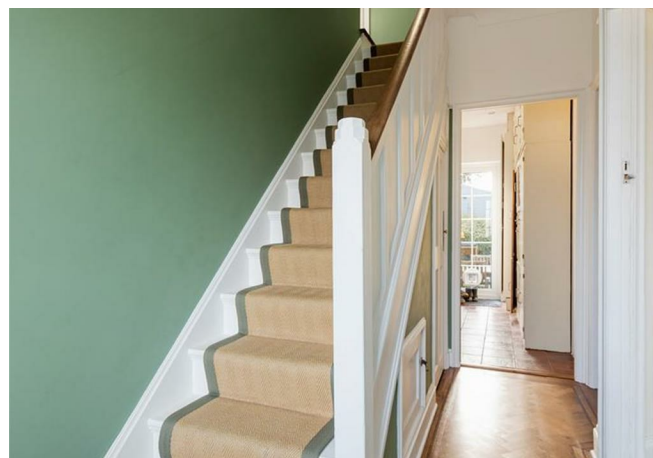
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#### IF YOU LIVED HERE...

Beyond the handsome brick façade, the sense of space begins immediately. The double fronted design allows for wonderfully balanced proportions, with a generous reception room on one side of the hallway and a separate study on the other. The reception room to the front is bright and welcoming, with a large bay window drawing in plenty of natural light and creating an easy setting for relaxing or gathering with friends and family, while the study offers a calm and practical space for working from home or quieter moments away from the main living areas.

Towards the rear, the reception room offers a more informal family space, with views across the garden and plenty of room for dining as well as relaxing. The kitchen sits alongside in a separate room, neatly arranged with generous storage and worktop space, designed with day to day living in mind. From here you can step straight out to the garden, while the side access provides practical convenience for bikes, gardening equipment or muddy boots after a woodland walk.

Upstairs you'll find four well proportioned bedrooms arranged across the first floor, each offering flexibility for growing families, working from home or guest space. The overall feel throughout the house is calm and carefully maintained,

with light filled rooms and a layout that is easy to settle into. The driveway at the front comfortably accommodates multiple cars, while the quiet residential setting of the Laing's Estate gives the home a sense of calm that is increasingly hard to find.

#### WHAT ELSE?

- Woodford Station is within easy reach, providing Central line services into the City and West End.
- The green expanse of Epping Forest is close by, offering miles of woodland walks, cycling routes and open space to explore.
- George Lane provides a lively high street with independent cafés, restaurants and everyday amenities.
- Popular local spots include Tipi Coffee Co, Bobo & Wild and The Travellers Friend for relaxed food and drinks.
- Families are well served by a strong choice of schools, including Churchfields Junior School, Woodbridge High School and Bancroft's School nearby.
- South Woodford and Wanstead are both a short journey away for additional independent shops, restaurants and weekend brunch spots.



#### A WORD FROM THE OWNER...

"I've lived here for over 20 years and brought up my three children in this house, so it's been a really special family home for us. The area has been fantastic, with great local schools and lovely forest walks right on the doorstep, with ancient woodland just a short stroll away. It's perfect for getting out into nature without having to go far.

The house itself has always felt bright and welcoming. The front rooms get beautiful morning light, and the back of the house is filled with sunshine in the afternoon. It's got lots of character too, with original features that we've always loved.

The garden is a really good size, plenty of space for children to play or to grow vegetables and herbs if you enjoy gardening. The side access has also been incredibly handy over the years.

It's been a very happy home for us, and I hope the next owners will love it just as much as we have."

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**Reception Room**  
13'1" x 11'3"

**Reception Room**  
16'3" x 10'9"

**Kitchen / Breakfast Room**  
14'6" x 11'6"

**Shower Room**

**Study**  
10'1" x 7'6"

**Bedroom**  
14'9" x 11'8"

**Bedroom**  
16'1" x 10'9"

**Bedroom**  
13'10" x 10'9"

**Bedroom**  
14'4" x 6'1"

**Bathroom**  
8'0" x 7'8"

**Garden**  
55'9"

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