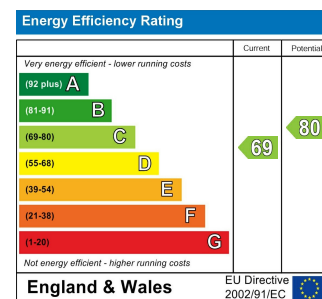
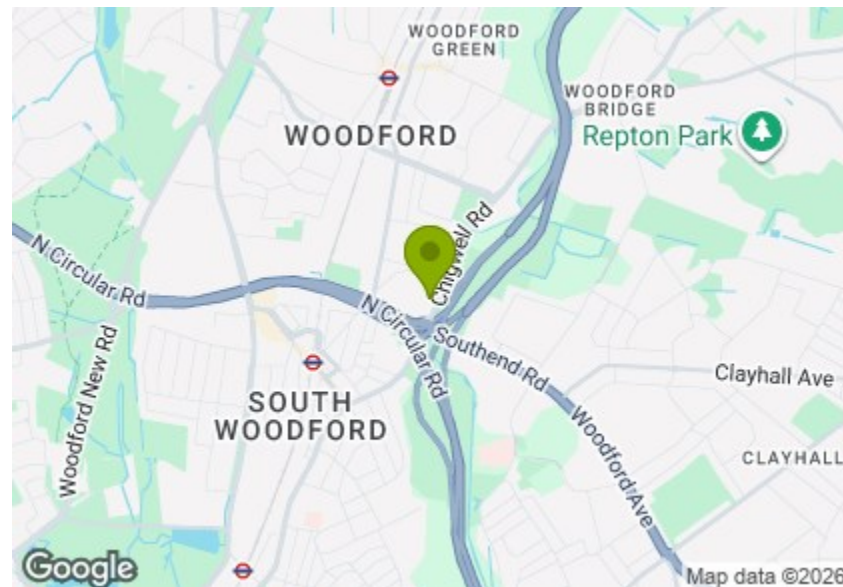




Total Area: 121.9 m² ... 1313 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only



WAVERLEY ROAD, SOUTH WOODFORD

Offers In Excess Of £650,000 Freehold 3 Bed House



Features:

- Three Double Bedrooms
- Two Bathrooms & Downstairs WC
- Open Plan Kitchen Dining Space
- Loft Converted
- Utility Room
- South Facing Garden
- Modern Finish
- Close to Roding Valley Park

A beautifully finished three bedroom house in South Woodford, with Roding Valley Park close by and George Lane's shops, cafés and South Woodford station all within easy reach. Fully renovated in 2020/21, this is a smart, thoughtfully updated home with three double bedrooms, a loft conversion and a south facing garden, all in a well connected spot that still feels nicely residential.

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IF YOU LIVED HERE...

Step inside and the ground floor sets the tone straight away, with a calm modern finish and practical details that have been carefully considered. At the front, the separate reception room is a generous first living space, while to the rear the open plan kitchen and dining area stretches across the width of the house. Porcelain tiled floors and underfloor heating keep things sleek and comfortable, while the kitchen itself is fitted with high spec touches including a Quooker tap, food crusher and Luxair ceiling extractor. Aluminium doors and windows open onto the south facing garden, helping the whole room feel bright and connected to the outside. There is also a downstairs WC and under stair storage where the meters are neatly housed.

Up on the first floor you have two spacious double bedrooms, along with the family bathroom and a separate utility room. Engineered wood flooring runs through the bedrooms and hallway, while the bathroom is finished with porcelain wall and floor tiles and a Jacuzzi bath. The larger bedroom features floor to ceiling fitted wardrobes, and the same thoughtful approach continues throughout with hardwood shutters to the front facing windows

and pocket doors used cleverly to save space.

The loft has been converted to create an especially generous third double bedroom on the top floor, along with a second bathroom. This level has engineered wood flooring, high spec fittings and a large walk in shower, plus sizeable lit eaves storage that adds welcome practicality. Double glazing throughout, updated wiring, plumbing and boiler, fibre internet, Sky Q and separate Google Nest thermostat controls for the ground and upper floors all add to the sense that this is a house that has been carefully and thoroughly improved.

WHAT ELSE?

- Roding Valley Park is close by for riverside walks, cycling routes and there are miles of open green spaces.
- Rated Outstanding, KidsOwn Nursery is moments away with the Outstanding Woodbridge High School and Mill Grove pre-school close by too.
- South Woodford station sits on the Central line, making day to day journeys into town straightforward.
- George Lane has plenty nearby, including local spots for coffee and brunch such as Bobo & Wild on George Lane itself.



A WORD FROM THE OWNER...

"This property has been our family home where we have shared beautiful memories for the past 6 years. We have lovingly redone our home and garden over the course of the pandemic and afterwards, and enjoyed every minute of our lives here. Our children grew up here, whilst going to the excellent nurseries and local schools in the area. The local community has been very welcoming, and we have personally loved the convenience of the nearby shops, access to South Woodford station, as well as the A406/M11."

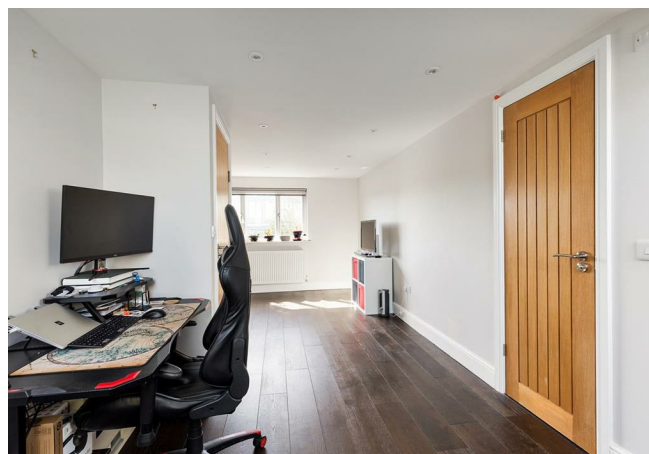
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Reception Room

12'10" x 11'2"

Kitchen / Reception Room

22'4" x 12'4"

WC

Bedroom

16'9" x 12'10"

Bedroom

10'5" x 10'1"

Bathroom

9'4" x 6'4"

Utility Room

7'11" x 5'6"

Bedroom

23'2" x 8'8"

Ensuite



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