



WOODFORD ROAD, SOUTH WOODFORD
Offers In Excess Of £1,000,000 Freehold
5 Bed House - Semi-Detached



Features:

- Substantial Five Bedroom Home
- Semi Detached
- Three Bathrooms & Downstairs WC
- West Facing Rear Garden
- Driveway for Two Cars & Detached Garage
- Spacious Entrance Hallway
- Large Proportions
- 2075 SqFt
- Moments from South Woodford Station
- Premier Location Close to George Lane

This epically sized five-bedroom semi-detached home sits in an excellent spot just a short walk from George Lane, South Woodford station and Epping Forest.

Inside, traditional style and contemporary flair are artfully blended, with multiple living areas, a ground floor WC, two first floor bathrooms and converted loft with ensuite. Outside, you have a large west-facing garden at the rear, a detached garage and a driveway for two cars at the front.

With plenty of highly regarded schools nearby, it has all the makings of a dream family home in a brilliantly connected spot.

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IF YOU LIVED HERE...

Step inside this impressive 2075 square foot home and you're welcomed by a roomy entrance hall, immediately setting the tone for the light-filled interiors, where a cohesive palette of tones has been thoughtfully curated throughout. You'll love the traditional features as much as the modern updates, such as air conditioning in the loft and front reception.

To the front, a generous reception room features a striking mantelpiece and inky shades of blue, creating a warm yet elegant living space. The rear reception is equally stylish, with light pouring in through generous patio doors. The kitchen-diner also provides direct garden access and an ideal setting for entertaining. From the sleek units and high-spec appliances to the pristine decor, every detail has been beautifully considered. A downstairs WC adds further practicality.

On the first floor are four smart bedrooms, including one with an ensuite, alongside a stylish family bathroom. The loft has been cleverly converted to create an excellent master with its own ensuite and useful eaves storage. Upstairs carpeting and the stair runners are by Louis De Poortere, adding a further touch of luxury and quality throughout the home.

Outside, the vast garden offers a peaceful retreat, complete with a large lawn and two seating areas ideal for relaxing or entertaining. To the front, the driveway provides off-street parking for two cars & don't forget the detached garage to the rear.

As well as enjoying your own generous outdoor space, you're just moments from the ancient woodlands of Epping Forest, perfect for weekend walks, morning runs, or a quick escape into nature.

Despite being exceptionally close to South Woodford station, the home enjoys a wonderfully peaceful setting. South Woodford's excellent amenities are all within easy reach, including M&S, Sainsbury's and Waitrose, all less than a 10 minute walk away, alongside a fantastic selection of cafes, restaurants, independent shops and everyday conveniences.

WHAT ELSE?

- South Woodford station is a short walk away, where the Central line can take you to Liverpool Street in 20 minutes.
- Meanwhile, drivers can be on the North Circular in just a few minutes (and remember, you have off-street parking too).
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, which is one of the reasons it's so popular with families. Forest School, Woodford County High School, Bancroft's, Snarbrook College and Churchfields are all nearby.
- Be sure to mark your calendar for every third Sunday of the month, when the South Woodford Farmers' Market takes place.



A WORD FROM THE OWNER.....

"We have loved living here. We work in the City and West End and the closeness and convenience to the tube is amazing. We can walk to three supermarkets in 5 minutes and have everything we need within a 10 minute walking radius. Having the green opposite us is perfect for walking our dogs and having multiple schools around us was also a big plus. The area has got better and better over the years and it is a safe and happy place. We also have amazing neighbours "

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Reception Room
14'3" x 11'8"

Reception Room
11'9" x 18'2"

Kitchen/Diner
11'10" x 22'7"

Bedroom
7'6" x 11'9"

Bedroom
14'2" x 7'11"

Ensuite
10'4" x 3'4"

Bathroom
6'9" x 8'3"

Bedroom
9'11" x 13'10"

Bedroom
12'0" x 14'11"

Bedroom
16'1" x 22'9"

Ensuite
8'6" x 8'5"

Garden
28'10" x 49'10"

Garage
9'4" x 16'4"



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