House 2

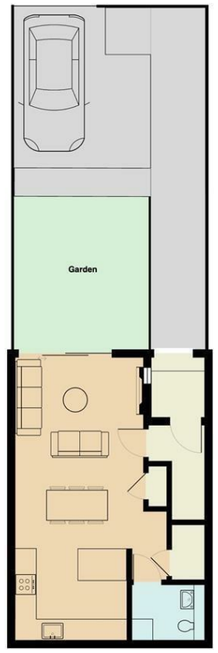
Total Area: 102.0 m² ... 1097 ft² (excluding garden, terrace)

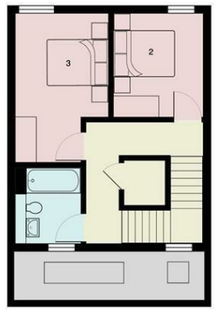
All measurements are approximate and for display purposes only

Ground Floor

Open Plan
3.80 x 8.20m
12'6" x 26'11"

WC
2.10 x 1.60m
6'11" x 5'3"



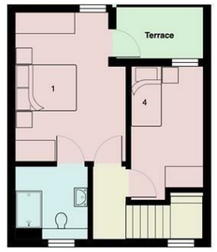


First Floor

Bedroom 2
2.60 x 3.00m
8'6" x 9'10"

Bedroom 3
2.70 x 4.30m
8'10" x 14'1"

Bathroom
1.90 x 2.20m
6'3" x 7'3"

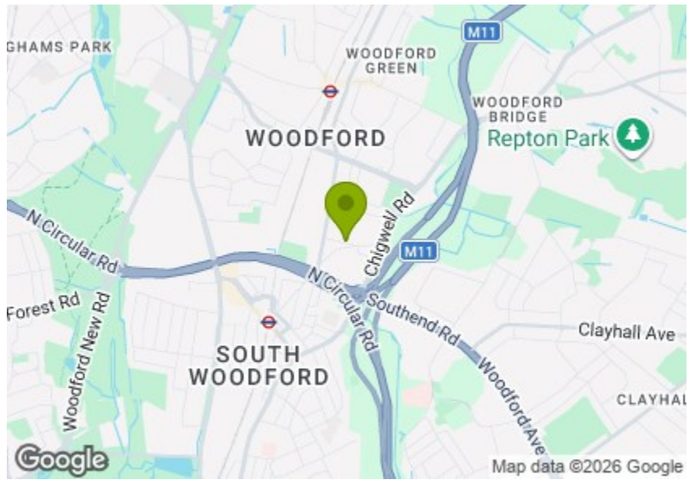


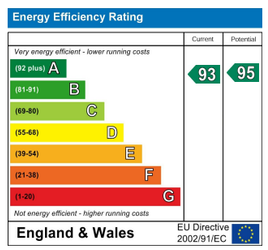
Second Floor

Main Bedroom
3.20 x 4.30m
10'6" x 14'1"

Ensuite
2.10 x 2.10m
6'11" x 6'11"

Bedroom 4
2.10 x 3.50m
6'11" x 11'6"





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E17 & E10
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ROSEWOOD CLOSE, SOUTH WOODFORD

Offers In Excess Of £675,000 Freehold

4 Bed House - Terraced

Features:

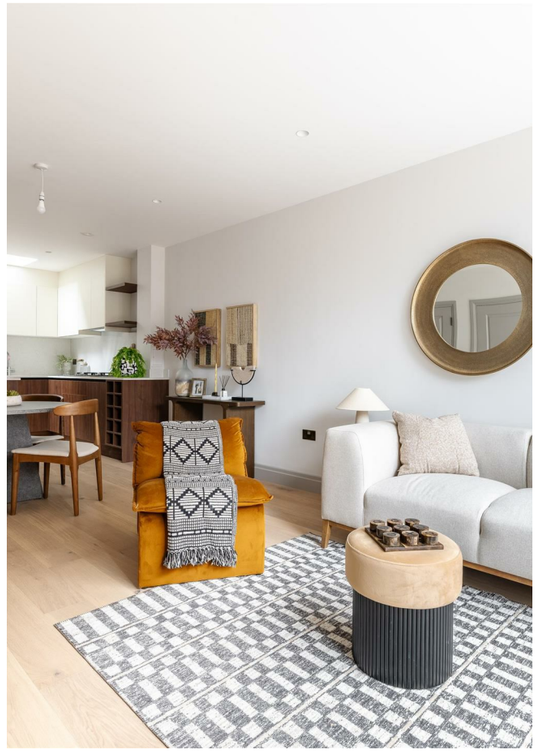
- Boutique Mews Development
- Final Two Homes Available
- Open Plan Living
- Secure Gated Development
- Private Front Garden and Private Car Space
- Photovoltaic Panels
- Ten Year Build Warranty
- Short Walk to South Woodford Station
- East Access to Epping Forest
- IMAGES ARE FROM SHOW HOME

FINAL TWO HOMES AVAILABLE

A modern four bedroom home set in a boutique gated mews development. The homes at Rosewood Close combine timeless neutrals with designer accents, such as on-trend light fixtures and bronze ironmongery, along with sustainably sourced flooring.

The bustling town centre of South Woodford is close by, and you will have easy access to the bountiful greenery of Epping Forest, plenty of good eateries, classic pubs and independent shops and even a monthly farmers' market. A perfect place to live, work and enjoy life.

REQUEST A VIEWING
0203 3691818



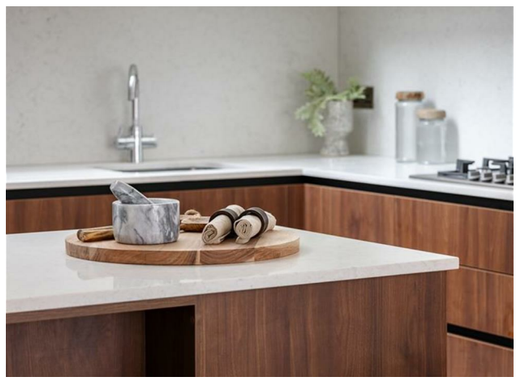












IF YOU LIVED HERE...

You have almost 1,100 square feet of bright and airy living space, all elegantly furnished with contemporary, bespoke design and on trend fixtures. The ground floor, in an open plan layout equipped with underfloor heating, features a modern and durable kitchen complete with a breakfast bar, quartz countertops, warm under cabinet lighting and Bosch appliances. Adjacent to the kitchen is a spacious living area, decorated in neutral taupe and enhanced by downlights and floor to ceiling doors that flood the space with light. You also have a convenient and stylish WC.

Upstairs on the first floor, you'll find two spacious, softly toned, double bedrooms. All bedrooms are flawlessly designed with abundant natural light, soft carpet that is stain resistant, floor to ceiling wardrobes with automatic interior lighting, and adjustable downlights. The impressive interior design continues in the first floor bathroom, home to a rainfall shower and bathtub, stylish earth toned tiles, bronze hardware, and a heated towel radiator.

Your second floor is made up of a spacious en suite main bedroom plus a further double bedroom, along with a terrace perfect for a morning cup of coffee. Heading back downstairs to your ground floor, you'll find a private, easy maintenance, high fenced garden that flows out from the front of the open plan living area, where your private car space is situated.

Your new home is nestled in South Woodford, a community centric and lush green area teeming with beloved dining spots, independent cafes, quintessential pubs, and an overall relaxed pace of life. As noted, you're a quick walk from South Woodford station, where a twenty minute ride on the Central line whisks you straight into the heart of the City. George Lane is also nearby, with beloved local hotspots including your new local, The George Woodford, and a delicious breakfast and brunch venue, Tipi Coffee Co. There's also a monthly farmer's market, with a wide variety of local produce. Getting out into nature is easy, in just under half an hour you'll find yourself surrounded by Epping Forest's massive ancient woodlands.

WHAT ELSE?

-Parents will be pleased to know that, within a one mile radius of your home, there are no less than ten schools with 'Outstanding' or 'Good' ratings by Ofsted.
-Roding Valley Park is less than a ten minute walk away, with a spacious and open green area perfect for dog walks and morning runs.
-Woodford is just over twenty minutes away, with more lovely local amenities such as Bread and Marmalade Cafe' and Rosso Italian restaurant.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

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Open Plan
12'5"x 26'10"

WC
6'10" x 5'2"

Bedroom 2
8'6" x 9'10"

Bedroom 3
8'10" x 14'1"

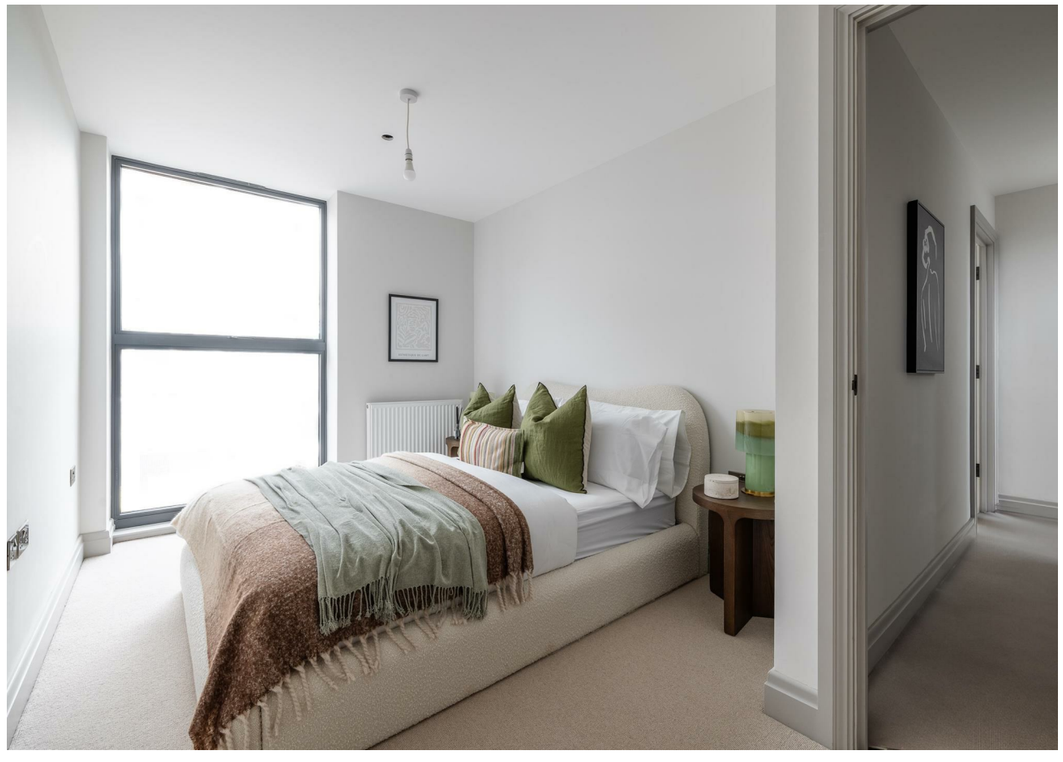
Bathroom
6'2" x 7'2"

Main Bedroom
10'5" x 14'1"

Ensuite
6'10" x 6'10"

Bedroom 4
6'10" x 11'5"

Garden



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