



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Dining Room  
12'1" x 14'4"

Lounge  
10'10" x 13'2"

Kitchen  
6'5" x 9'6"

Bedroom  
6'4" x 7'10"

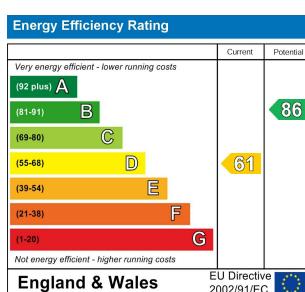
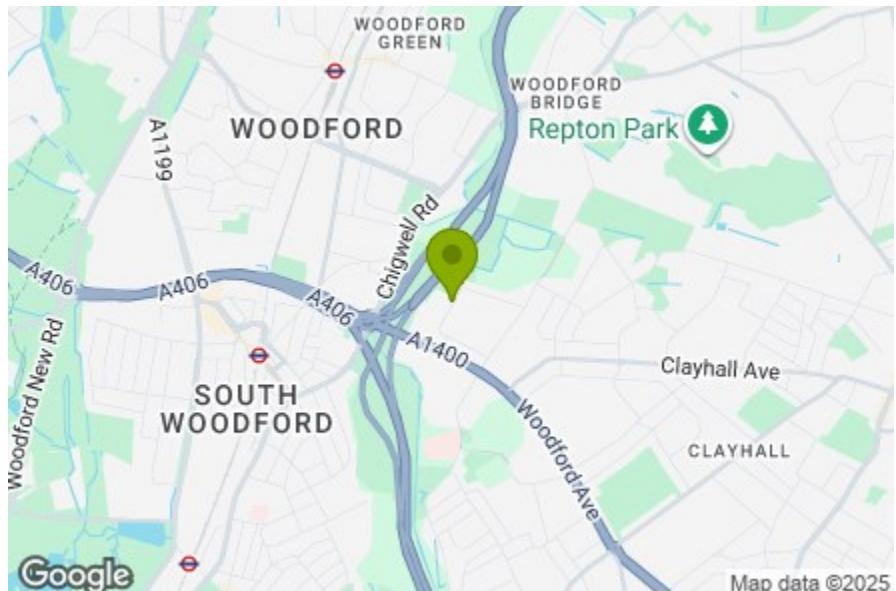
Bedroom  
10'11" x 14'4"

Bedroom  
11'3" x 13'2"

Bathroom  
6'2" x 6'9"

Cellar  
17'10" x 4'8"

Garden  
approx. 74'11" x 18'10"



## WESTVIEW DRIVE, WOODFORD GREEN

Offers In Excess Of £525,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedroom Terrace
- Driveway
- 72ft Rear Garden
- Two Reception Rooms
- Cellar
- Loft Extension Opportunities
- Quiet Residential Location
- Close To Roding Valley Park

A splendid three bedroom 1930's terrace, smartly finished throughout and descending to a gorgeous rear garden at the rear. You have twin receptions and a substantial cellar space to play with, as well as a large driveway to the front.

The open green space of Roding Valley Park sits within the easy reach here, perfect for morning jogs, evening strolls, exercising furry friends or just blowing away the cobwebs. All just seven minutes' stroll from your front door.

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#### IF YOU LIVED HERE...

You'll be stretching out in those substantial period proportions, with a shade under 900 square feet of living space to play with. Your front lounge, currently in use as a dedicated dining room, totals 170 square feet in its own right, full of natural light thanks to that massive bay window. There's a similarly sized lounge to the rear, with floor to ceiling French windows framing superb views of your rear garden. Connect them for a twenty seven feet, dual aspect through lounge.

Step out here for an elevated patio descending dramatically to your seventy foot length of lawn, stretching away between timber affecting, thriving beds and mature trees, before ending in a handy shed. It's a substantial garden, as classically generous as the home itself. Back inside, your kitchen's smartly decked out in cream and grey with its own garden access. Upstairs, your first two bedrooms are both substantial, light-filled doubles with views to front and rear. Your third sleeper's a sizeable single, while your family bathroom gleams with striking designer tiling above the teardrop shaped tub.

Outside, that driveway offers plentiful private parking, and drivers can be on

the arterial North Circular in just a couple of minutes, and heading out of London on the M11 soon after. Alternatively, if you want to head into the city, South Woodford tube station is a twenty minute walk or ten minute cycle for speedy Central line connections into town. Here's also where you'll find George Lane, home to a handy collection of shops, cafes and wining and dining spots.

#### WHAT ELSE?

- With your loft space so far unexplored, you have potential to follow your neighbours' lead and add a loft conversion (subject to the usual permissions), making this a home that will serve the needs of you and yours for years to come.

- Parents will be pleased to find seven primary/secondary schools rated 'Outstanding' all less than a mile away on foot. Another seven are deemed 'Good' and just as handy.

- Cyclists can follow protected cyclepaths through Roding Valley Park and along the River Roding all the way up to Chigwell, Luxborough Lake and beyond to Buckhurst Hill.



#### 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 favourite 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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