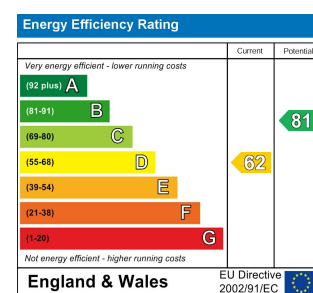
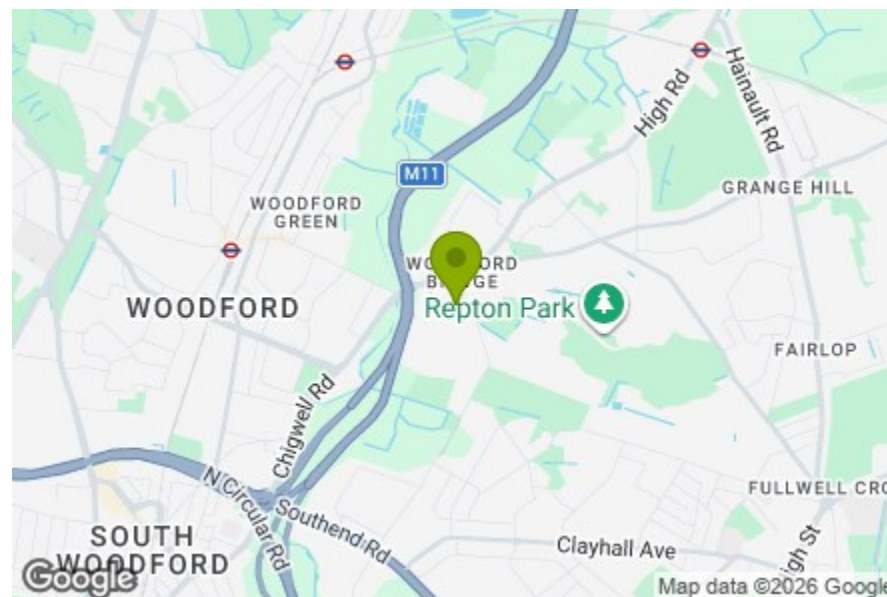


Total Area: 80.8 m² ... 870 ft² (excluding garden)
All measurements are approximate and for display purposes only

- Reception Room
12'8" x 12'5"
- Dining Room
11'9" x 8'11"
- Kitchen
15'7" x 10'1"
- Bathroom
7'4" x 5'8"
- Bedroom
11'10" x 10'2"
- Bedroom
10'4" x 10'11"
- Bedroom
7'4" x 5'8"
- Garden
33'5" x 27'5"



RODING AVENUE, WOODFORD GREEN Offers In Excess Of £550,000 Freehold 3 Bed House - End Terrace



Features:

- Three Bedroom Victorian End Of Terrace
- Exceptional Corner Plot with Generous Rear & Side Garden
- Bay Fronted Reception Room
- Separate Dining Room
- Beautifully Light Kitchen Extension
- Side Access Via Secure Gates With A Dropped Kerb
- Fantastic Potential For Double Storey Side Extension & Loft Conversion (STPP)
- Residential Location With Excellent Transport Links
- Short Walk to Ashton Playing Fields & Claybury Park
- Perfectly Placed For The Shops & Amenities Of Woodford Bridge

Occupying a generous corner plot in a popular part of Woodford Green, this bright and versatile three bedroom Victorian end of terrace is a home that offers plenty to enjoy and exciting possibilities for the future. Light pours into the kitchen extension and the south west facing wraparound garden provides an impressive amount of outside space. A fantastic choice of local amenities can be found close by, plus various green spaces are all within easy reach.

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IF YOU LIVED HERE...

The bay fronted reception room welcomes you in with its feature fireplace and bespoke shaker style units. There are comfortable proportions here, making it an inviting place to settle in at the end of the day. Beyond, the separate dining room creates a natural heart of the home, somewhere equally suited to host family meals, celebrations with friends or quieter evenings, with an easy flow through to the kitchen.

The extension across the rear has transformed the kitchen into a wonderfully bright space, where large windows and glazed doors frame the garden and fill the room with daylight throughout the day. There's plenty of room to cook, gather and enjoy everyday life, while the bathroom is conveniently positioned on the ground floor, tucked just off the hallway.

Step outside and it's the garden that really sets this home apart. Thanks to the corner position, you have generous outdoor space wrapping around the side as well as the rear, offering lawns, patio areas and endless flexibility for keen gardeners, children to play or summer entertaining. Secure gated side access with a dropped kerb adds everyday practicality, while the size of the plot opens

the door to a double storey side extension and loft conversion, subject to the usual planning permissions, giving you the opportunity to shape the house around your needs for years to come.

Upstairs, the first floor provides three well arranged bedrooms, giving plenty of flexibility whether you're looking for family accommodation, guest space or somewhere to work from home.

WHAT ELSE?

- Claybury Park, Roding Valley Park and Ashton Playing Fields are all a short stroll away, giving you acres of green space, woodland walks, sports facilities and somewhere to escape into nature whenever the mood takes you.
- Woodford Bridge is on your doorstep for everyday essentials, with independent favourite Clay & Bean serving excellent coffee, brunch and homemade cakes in a relaxed neighbourhood setting.
- Woodford Station is within easy reach for Central line services into the City and West End, while regular bus routes connect you with South Woodford, Barking, Ilford and the surrounding area.



A WORD FROM THE EXPERT...

"If you are new to Woodford Green, a quick walk or drive around the area shows what a fantastic place it is, but here is a bit of insider insight. I first got to know it through its great food, drink and nightlife. There is a mix of cosy pubs, independent cafés, smart cocktail spots and lively restaurants, so there is always somewhere new to try. Food lovers have plenty of choice, from classic fish and chips to Mediterranean dishes, hearty Sunday roasts and authentic Italian favourites. Whether you want a quick bite or a long lunch with friends, the dining scene has something for everyone. What truly sets Woodford Green apart is the green space. Epping Forest is only minutes away and offers one of the most impressive natural landscapes in the region. Closer to home, Ray Lodge Park is popular with families and dog walkers, with woodland, good paths and a welcoming atmosphere".

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

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