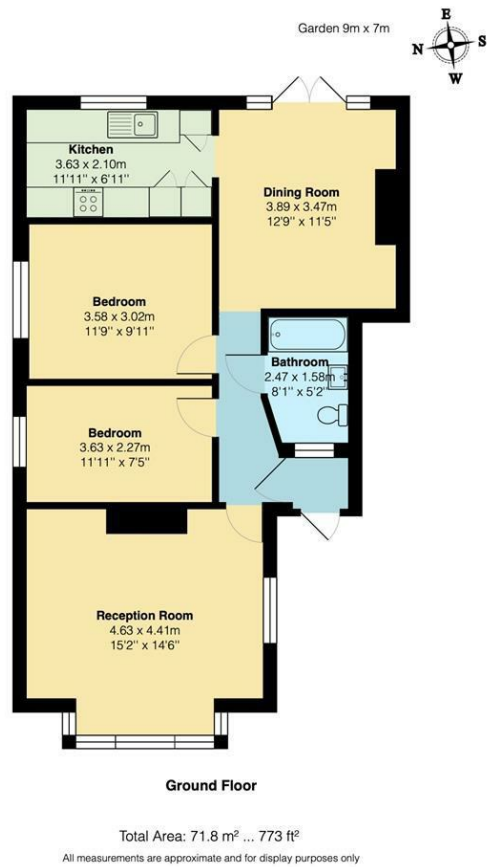




Reception Room
15'2" x 14'5"

Bedroom
11'10" x 7'5"

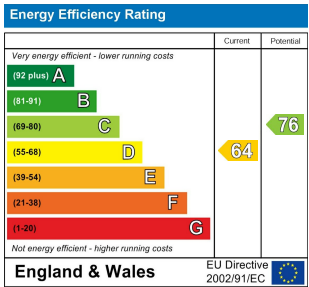
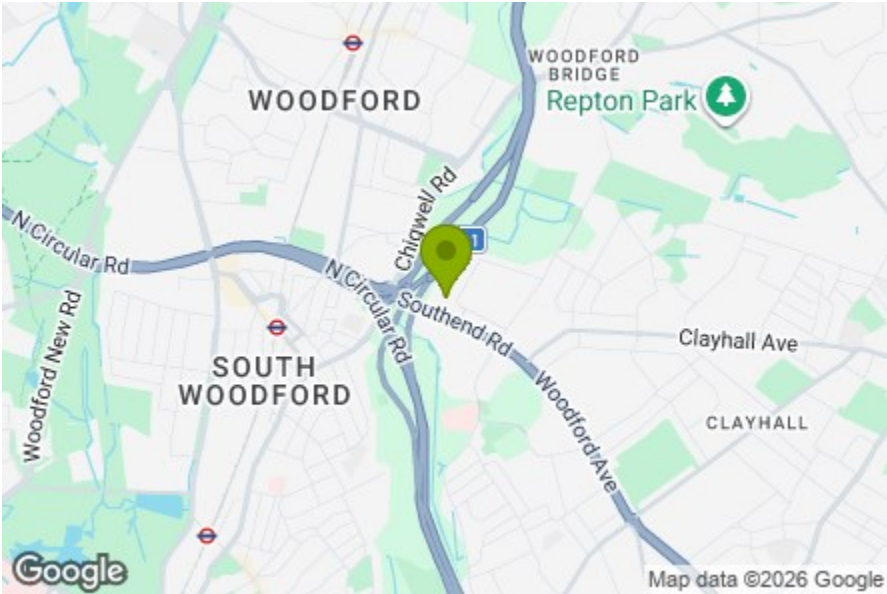
Bedroom
11'8" x 9'10"

Dining Room
12'9" x 11'4"

Kitchen
11'10" x 6'10"

Bathroom
8'1" x 5'2"

Garden
29'6" x 22'11"



LECHMERE AVENUE, WOODFORD GREEN

Offers In Excess Of £400,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedrooms
- Immaculately Presented
- Ground Floor
- Private Landscaped Garden with Direct Access
- Moments From Roding Valley Park & Excellent Transport Links
- Driveway For Multiple Cars
- Share Of Freehold

Set on the ground floor in Woodford Green, this immaculately presented two bedroom flat has a particularly generous reception room, separate dining room and a private landscaped garden with direct access from the dining area. There's a driveway with parking for multiple cars, a share of the freehold and plenty of greenery nearby, with Roding Valley Park close to home.

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IF YOU LIVED HERE.....

You'll enter into the hallway, with the reception room positioned at the front. It's a generous space, with a wide bay window bringing in plenty of natural light and wooden flooring underfoot. From the hallway, both bedrooms sit through the middle of the flat, each with its own window, while the bathroom is finished in a clean, contemporary style with a bath and shower above.

Continue towards the rear and the layout opens into a separate dining room, giving you plenty of room for a full-sized table. The kitchen is accessed directly from here and has white cabinetry, grey worktops and a practical galley-style arrangement, with a window looking onto the garden. Double doors from the dining room lead straight outside, making the garden feel closely connected to the everyday living space.

The garden measures around 9m by 7m on the floorplan and has been carefully planted, with lawn, established borders and a paved area immediately outside the house. There's enough space

for outdoor seating and planting without it feeling overly formal. Together with the off-street parking at the front, it gives this ground-floor home a useful amount of private outdoor space.

WHAT ELSE?

- Roding Valley Park is very close by, following the River Roding through a mix of woodland and open space, with routes for walking and cycling. Lechmere Avenue also has its own local play area.
- Clay & Bean on Chigwell Road is a locally owned coffee shop and a handy neighbourhood option for coffee and something to eat.
- South Woodford Underground Station provides Central line connections towards Stratford and central London, while the shops, cafés and everyday amenities around George Lane are also within easy reach.



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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