

Total Area: 67.9 m<sup>2</sup> ... 731 ft<sup>2</sup>

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.

Garden  
18'8" x 9'6"

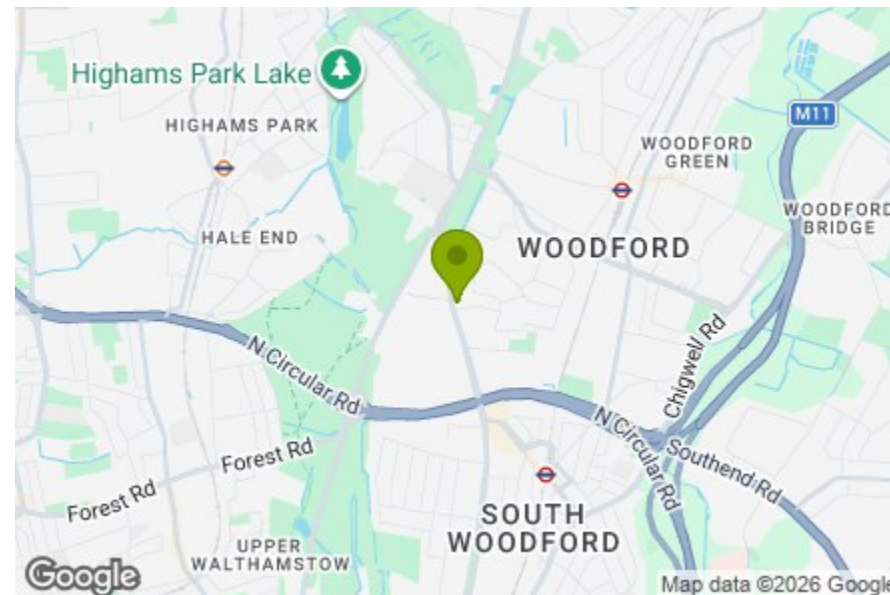
Lounge/ Diner  
16'1" x 11'11"

Bedroom  
9'3" x 10'9"

Kitchen  
5'9" x 11'1"

Bathroom  
4'1" x 8'0"

Bedroom  
16'3" x 18'8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 216D HIGH ROAD, WOODFORD GREEN Offers In Excess Of £425,000 Freehold 2 Bed House - Terraced



### Features:

- Two Bedroom House
- Stylish Finish
- West Facing Courtyard Garden
- Two Double Rooms
- Close to Amenities

A neatly arranged two bedroom house, tucked just off Woodford Green High Road, with a private west-facing courtyard garden and two well sized double bedrooms. Set across two floors, this comfortable home offers a practical layout in a wonderfully convenient spot, with shops, cafes and green space all close at hand.

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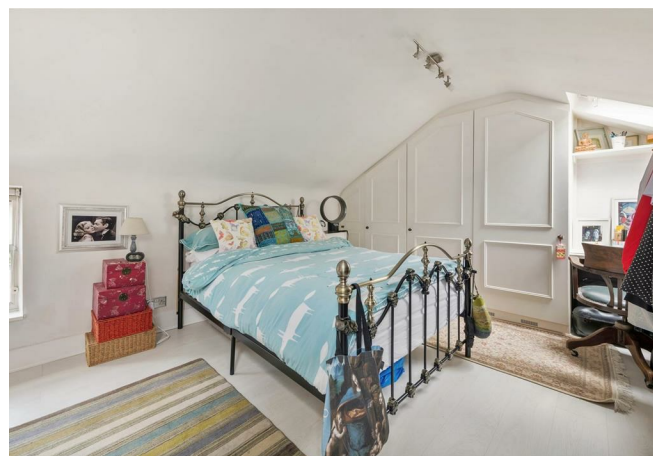
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**IF YOU LIVED HERE...**

You'd step through the front door and into a bright front reception, with warm timber flooring underfoot and a straightforward, easy flow through to the kitchen at the rear. It's a welcoming everyday space with room to relax, dine and catch up with friends. The kitchen offers plenty of storage and a pleasing amount of natural light.

To the rear, the west-facing courtyard garden is a lovely little suntrap, with decked sections, brickwork and space for pots and planting. It's a low maintenance outdoor space that still feels inviting, whether you're having a quiet coffee in the morning or sitting out on a summer evening. Back inside, the bathroom is smartly finished in clean white, while the ground floor bedroom is a comfortable double with built-in storage and views out to the courtyard.

Upstairs, the second bedroom is especially generous, with a skylight bringing in extra light and plenty of room to arrange the

space however suits you best. Altogether, the home has a practical, unfussy feel, with two true double rooms and a layout that makes good use of the space throughout.

**WHAT ELSE?**

- South Woodford and Woodford station is only a short walk or cycle away, putting the Central line within easy reach for journeys into town. There are also local bus routes close by, and drivers can quickly join the North Circular or M11.
- You're just off the High Road here, so day-to-day essentials are nicely convenient, with local shops, cafes and handy amenities all nearby.
- For greener surroundings, Oak Hill and the wider expanse of Epping Forest are a short walk away, ideal for weekend strolls or a breath of fresh air after work.
- There's also a private fitness studio, The Toning Ground, moments from your door.



**A WORD FROM THE EXPERT.....**

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land.

The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezze on the Green are also really popular.

Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish.

Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

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