



Latchett Road, E18 1DJ
London





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Guide Price, £850,000 - £875,000.

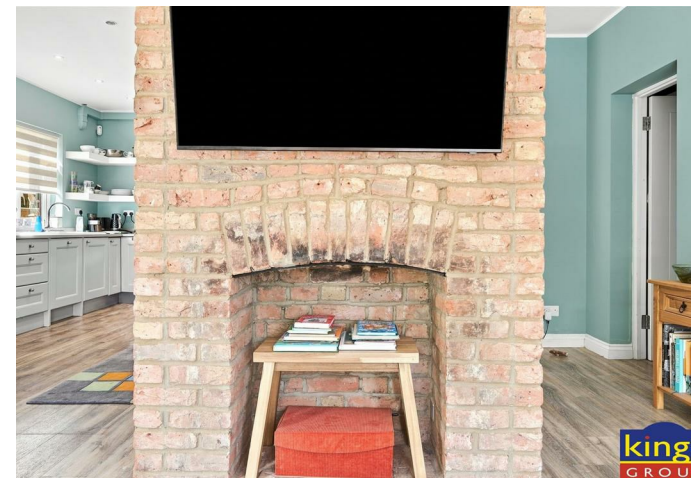
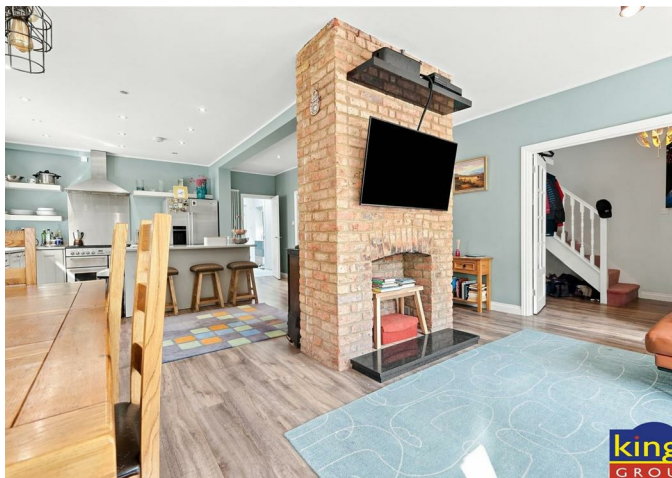
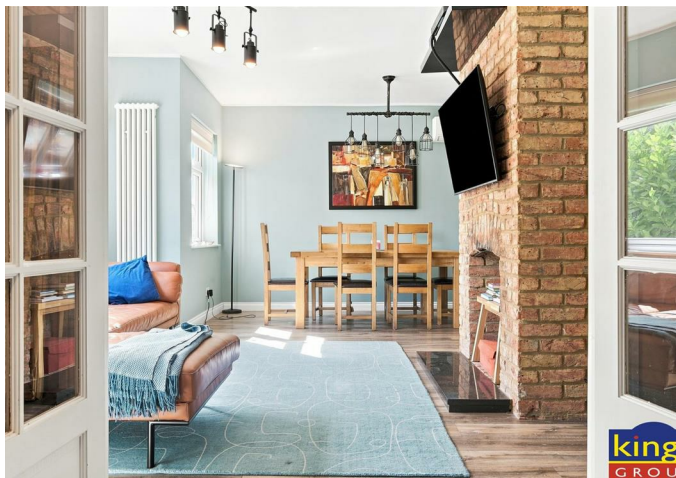
Nestled on the desirable Latchett Road in South Woodford, this exceptional detached house is a rare find in today's market. Boasting an impressive five bedrooms, this property is perfect for families seeking both space and comfort. The open planned living space provides ample room for relaxation and entertaining, making it an ideal setting for gatherings with friends and family.

The house is presented in immaculate condition, ensuring that you can move in with ease and enjoy your new home from day one. The two well-appointed bathrooms add to the convenience of this property, catering to the needs of a busy household.

One of the standout features of this home is the private driveway, offering secure parking and easy access. Located just 0.4 miles from South Woodford station, commuting to central London is both quick and convenient, making this property an excellent choice for professionals and families alike.

This remarkable home on Latchett Road combines modern living with a prime location, making it a must-see for anyone looking to settle in this vibrant area of London. Don't miss the opportunity to make this stunning property your own.

Guide Price £850,000



- **Five Bedrooms**
- **Open Planned Living Space**
- **Private Driveway**

Locality:

Situated in the popular residential area of South Woodford, Latchett Road benefits from excellent local amenities, highly regarded schools, green spaces and convenient transport links.

The property is well placed for families, with a number of primary and secondary schools within easy reach, including Churchfields Infants' and Junior Schools, Oakdale Schools and Woodbridge High School. The area also benefits from a range of local shops, cafés, restaurants and everyday amenities, with Elmhurst Gardens and other nearby green spaces providing excellent opportunities for recreation and leisure.

For commuters, South Woodford Underground Station is within easy walking distance and provides Central line services into the City and Central London, including Liverpool Street, Bank and Oxford Circus. Woodford Underground Station also offers an alternative Central line connection. Local bus services are available close to the property, providing further links to surrounding areas.

Overall, Latchett Road offers an attractive combination of a peaceful residential setting with excellent access to schools, amenities, green spaces and transport links, making it an ideal location for both families and commuters.

Hallway

Utility

Lounge/Kitchen/Diner 18'4" x 28'6" (5.59m x 8.69m)

Office 9'7" x 9'10" (2.92m x 3.00m)

- **Immaculate Condition**
- **Short Walk to Roding Valley Park**
- **Short Distance to South Woodford Underground Station**

Bedroom 9'9" x 10'11" (2.97m x 3.33m)

Bedroom 8'3" x 14'9" (2.51m x 4.50m)

Bathroom 4'3" x 7'4" (1.30m x 2.24m)

First Floor Landing

Bedroom 7'3" x 15'1" (2.21m x 4.60m)

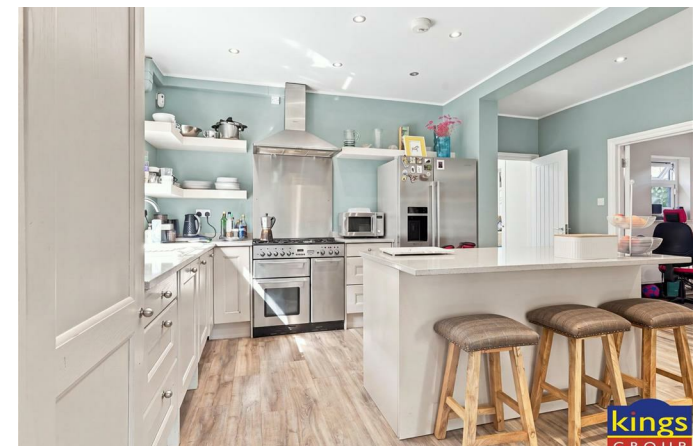
Bedroom 8'1" x 14'11" (2.46m x 4.55m)

First Floor Bathroom 6'4" x 8'4" (1.93m x 2.54m)

Walk In Wardrobe

Summer Room 9'8" x 16'2" (2.95m x 4.93m)

Garden 39'2" x 71'10" (11.94m x 21.89m)

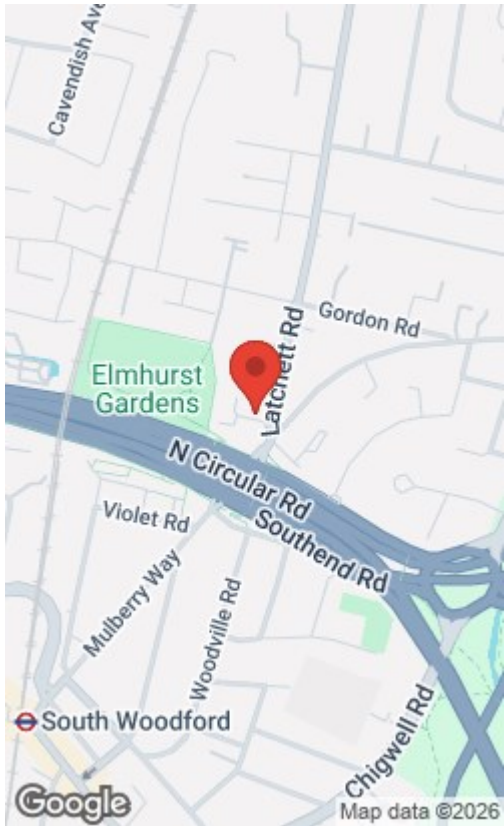








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(29-38) F			(39-54) E		
(1-28) G			(29-38) F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Latchett Road

Outbuilding
Approx. 14.7 sq. metres (157.9 sq. feet)



First Floor
Approx. 43.6 sq. metres (469.7 sq. feet)



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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