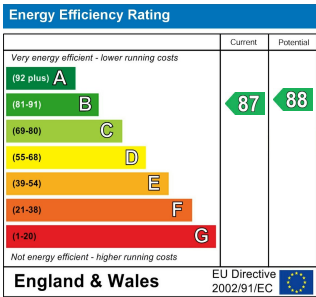
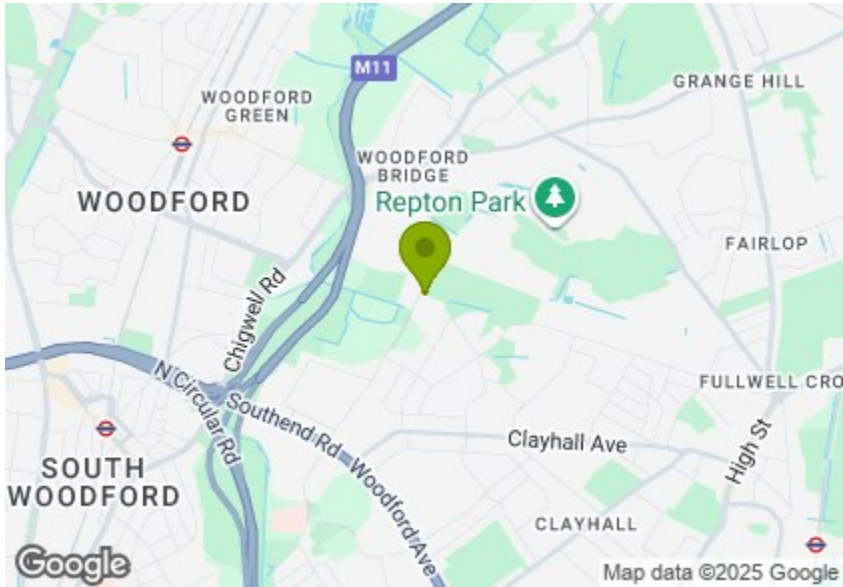




Total Area (Excluding Eaves Storage & Solar Panel): 123.2 m² ... 1326 ft²

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.



BECKET CLOSE, WOODFORD GREEN  
Guide Price £575,000 Freehold  
4 Bed House



Features:

- Modern Four Double Bedroom House
- Three Bathrooms
- Ground Floor WC
- Recently Renovated Kitchen
- Loft Converted
- Private Parking Space
- Solar Panels
- Fitted Wardrobes Throughout
- Landscaped Garden
- Surrounded by Green Space

\*\* GUIDE PRICE £575,000-£600,000\*\*

This bright and modern four-bedroom, three bathroom home sits in a peaceful spot surrounded by the lush nature that has made Woodford such a popular area. Highlights at home include the recently renovated kitchen, converted loft, ground floor WC, landscaped rear garden and private parking space. It's all immaculate from top to bottom, too.

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#### IF YOU LIVED HERE...

Covering 1326 square feet, you'll love the great sense of space found in this home, especially with three storeys to spread out across.

The placement of the kitchen at the front of the home is a smart move, allowing guests and residents to step straight into the beating heart. Here you'll find ample storage space, quality appliances, glossy metro brick tiles and stylish brass fittings - it's all fresh from a recent renovation. Head beyond your ground floor WC and you'll find your gloriously bright reception room, tastefully decorated with designer wallpaper. During warmer months you'll want to fling open the doors and head out to your charming garden, which has been thoughtfully landscaped with leafy foliage and even a built-in grill. Roll on BBQ season!

Upstairs, you've got two double bedrooms, both beautifully finished with built-in storage. There's also an immaculate family bathroom with pristine fittings. In the loft there are another two bedrooms, each with an ensuite and more built-in storage. You'll be pleased to discover that you have a solar panel above on the

roof, too.

Beyond your home, you've got a fantastic area to explore, from the rolling greenery of Claybury Park and Roding Valley Park to the buzzing amenities of Chigwell Road. You'll have a fantastic time exploring and finding your own gems.

#### WHAT ELSE?

- Drivers - already happy about the off-street parking - can be on the North Circular in just a few minutes, or the M25 in around 10 mins.
- Parents will be delighted to find that there are some brilliant primary and secondary schools in the area - one of the reasons why this area has become so popular.
- Looking forward to exercising green fingers in that lovely rear garden? You'll be pleased to discover that you have a garden centre just a stone's throw away, as well as many other amenities.



#### A WORD FROM THE OWNER.....

"We have been very lucky to have spent nearly 9 years in this house and community, we have built a family with our neighbours and our children have friends for life. We are very lucky to have private access to Claybury park, a massive forest with a playground and orchard inside.

We also have Roding park on the opposite side to the house, which again has lovely walks into Woodford, and South Woodford. Again a lovely orchard of fruit trees resides in here. We have the Redbridge lakes for anyone who enjoys fishing just opposite, alongside an excellent garden centre and allotment."

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**Garden**

21'0" x 18'5"

**Reception Room**

15'8" x 13'10"

**WC**

5'2" x 4'7"

**Kitchen**

7'10" x 11'1"

**Bedroom**

15'7" x 10'10"

**Bathroom**

6'11" x 6'4"

**Bedroom**

15'7" x 12'5"

**Bedroom**

11'11" x 9'8"

**Ensuite**

3'2" x 9'10"

**Bedroom**

8'1" x 10'0"

**Ensuite**

3'2" x 10'0"



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