



## **Wordsworth Avenue, South Woodford, London, E18 2HD**

**£1,100,000 Freehold**

Situated in Wordsworth Avenue on the prestigious Firs Estate this semi-detached house, 1930's built presents a remarkable opportunity for those seeking a project with immense potential. With two spacious reception rooms, this property offers a welcoming atmosphere for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for family living or guest accommodation. The property is close to Epping Forest and Eagle Pond and walking distance to South Woodford Station and George Lane with it's numerous restaurants, bars, Waitrose, Sainsburys and Cinema.

The house requires up-dating, allowing you to tailor the interiors to your personal taste and style. This blank canvas is perfect for those with a vision, as there is enormous potential for extending the property to the side and rear, subject to planning consent. Imagine transforming this house into your dream home, with the possibility of creating additional living space to suit your needs.

Additionally, the property is offered with vacant possession, ensuring a smooth transition for the new owner. Whether you are a first-time buyer, a seasoned investor, or a family looking to create a bespoke living environment, this property on Wordsworth Avenue is an exciting prospect. Embrace the chance to breathe new life into this charming home and make it your own.

Telephone or Email to arrange an appointment.

### Entrance Porch

6'11" x 3'3" (2.12 x 1.00)

### Hallway

15'9" x 6'7" (4.82 x 2.02)

### Reception

13'9" x 11'11" (4.21 x 3.65)

### Reception

15'7" x 11'7" (4.76 x 3.55)

### Kitchen

11'10" x 8'8" (3.61 x 2.66)

### Laundry Room

9'9" x 4'3" (2.99 x 1.32)

### First Floor Landing Area

9'10" x 2'8" (3.00 x 0.82)

### Bedroom One

16'5" x 11'0" (5.01 x 3.37)

### Bedroom Two

12'0" x 9'10" (3.66 x 3.02)

### Bedroom Three

7'9" x 6'10" (2.38 x 2.10)

### Bathroom

8'9" x 5'3" (2.67 x 1.62)

### Separate W.C.

### Rear Garden

### Front Aspect

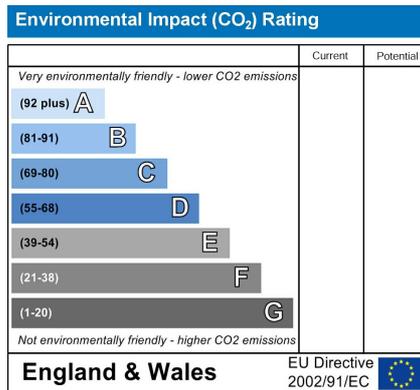
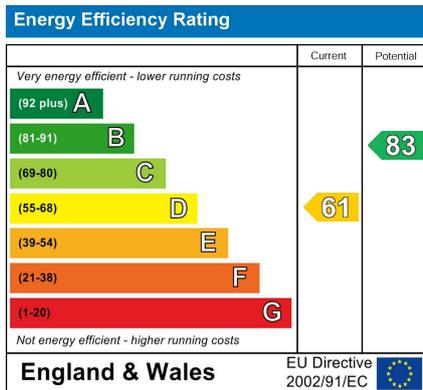
### Integral Garage

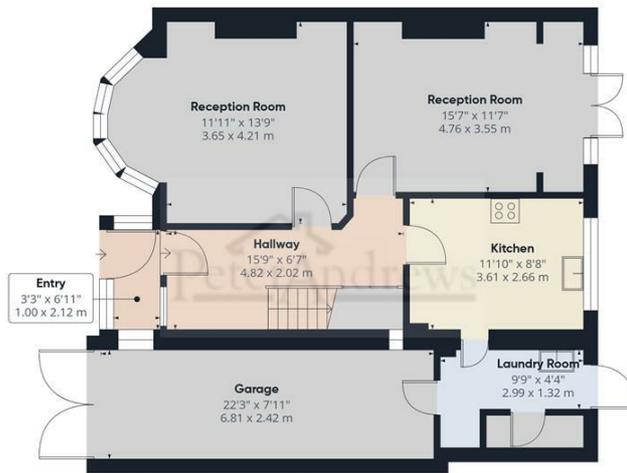
22'4" x 7'11" (6.81 x 2.42)

### Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.







Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**  
 1349 ft<sup>2</sup>  
 125.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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