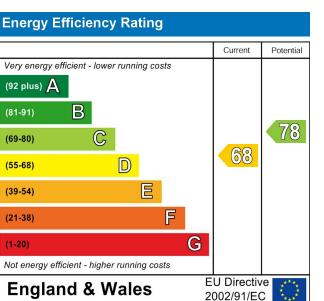
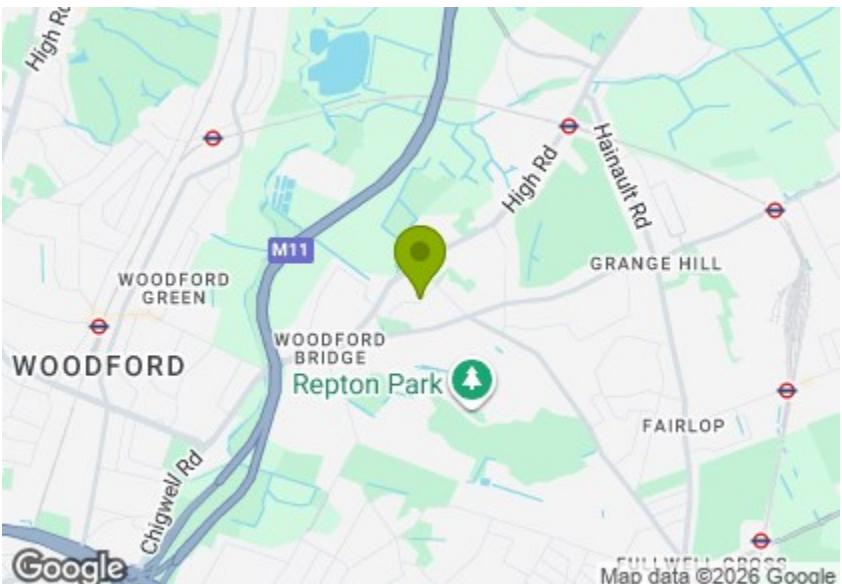




Total Area (Excluding Loft Room): 66.5 m² ... 716 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.



BRUNEL ROAD, WOODFORD GREEN Offers In Excess Of £500,000 Freehold 2 Bed House



Features:

- Victorian Terraced House
- Two Bedrooms
- Extended Kitchen
- Upstairs Bathroom
- South-West Facing Rear Garden
- Close to Shops & Amenities
- Catchment for West Hatch/ Roding Primary/ St Johns School
- Chain Free

Tucked away on a peaceful street and surrounded by the green spaces that make Woodford such a desirable spot, this bright and spacious two-bedroom terraced home has plenty to offer. Highlights include the stylish décor throughout, a large reception room, an artfully extended kitchen, a versatile loft room, and a sunny south-west-facing garden. The home is being offered chain-free, which is a fantastic bonus — and with excellent local schools and amenities nearby, it's an ideal choice for families too.

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IF YOU LIVED HERE...

With 716 square feet of well-designed space spread across three floors, this charming Victorian home is wonderfully generous in both layout and character. The spacious reception room feels especially bright, thanks to large windows that flood the space with natural light. Stylish décor and a timber-panelled feature wall add warmth and personality, while there's ample space to relax or work from home. The separate extended kitchen is bright and practical, enhanced by skylights and glazed doors that open onto the garden.

Upstairs on the first floor, you'll find two beautifully presented bedrooms, each with thoughtful decor. The bathroom is a good size, fitted with sleek modern fixtures and an over-bath shower. At the top of the house, the converted loft adds a versatile additional room.

Step outside and you'll find your private south-west-facing garden, a real sun trap that's been thoughtfully landscaped with mature planting and inviting seating areas.

You're well placed to enjoy the abundance of nearby green space,

with Claybury Park and Ray Park both within walking distance. Chigwell Road offers a host of amenities close by, and you're just a short trip from the shops and transport links of both Woodford Green and South Woodford.

WHAT ELSE?

- Drivers 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.
- Chigwell station (Central line, Zone 4) is just over a mile away, while Stansted airport is only around a 35 minute drive away - perfect for holidays.



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. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkham Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. 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."

BEN CHARLETON
E18 ASSISTANT BRANCH MANAGER

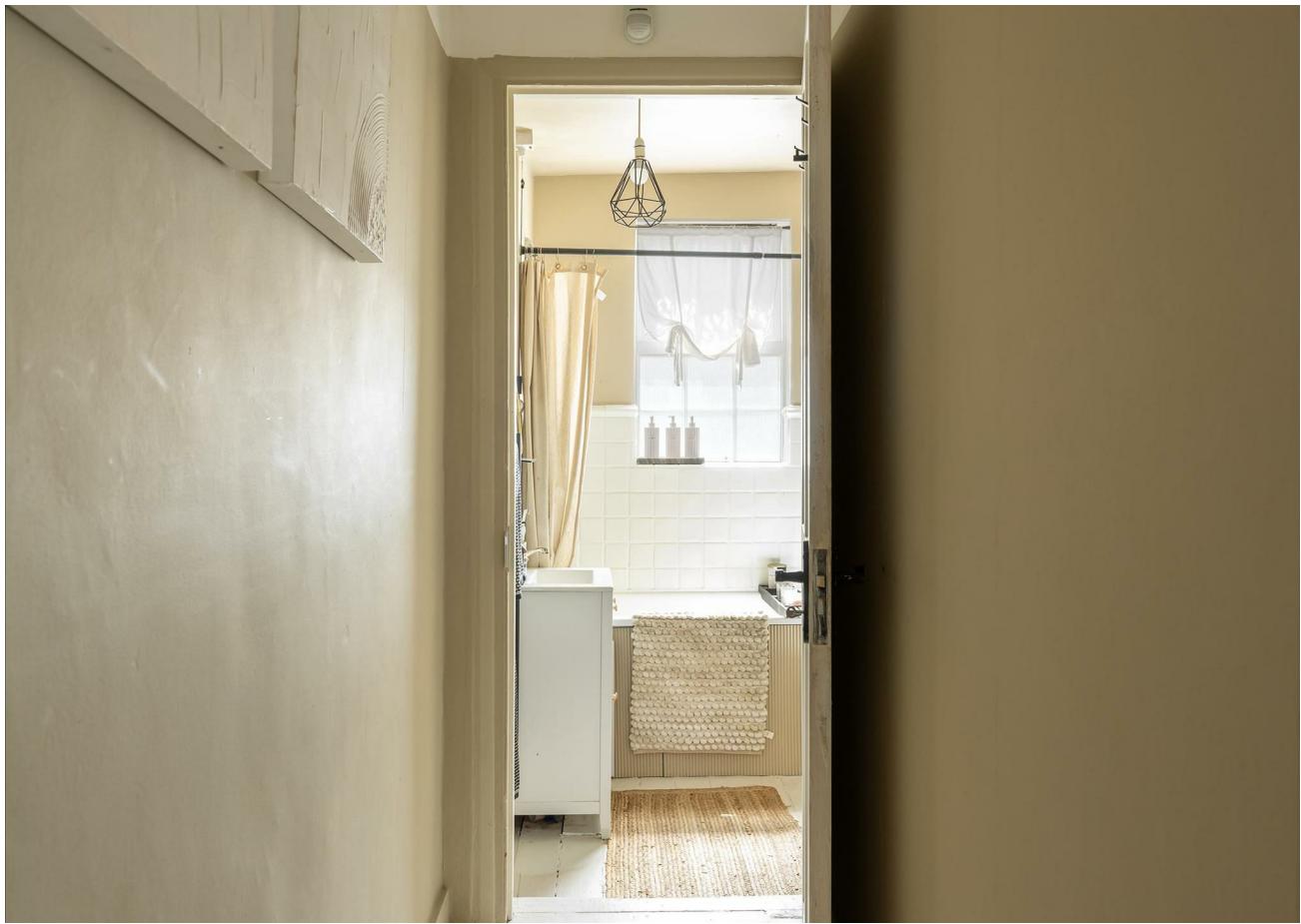
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Reception
11'1" x 26'0"

Kitchen
10'6" x 6'10"

Bedroom
11'1" x 7'8"

Bedroom
8'3" x 10'4"



Bathroom
6'0" x 7'5"

Loft Room
11'2" x 13'2"

Garden
25'1" x 47'8"



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