



Reception Room
12'2" x 12'7"

Reception Room
10'11" x 11'7"

Kitchen
6'7" x 16'11"

Conservatory
9'3" x 11'2"

Bedroom
11'1" x 12'7"

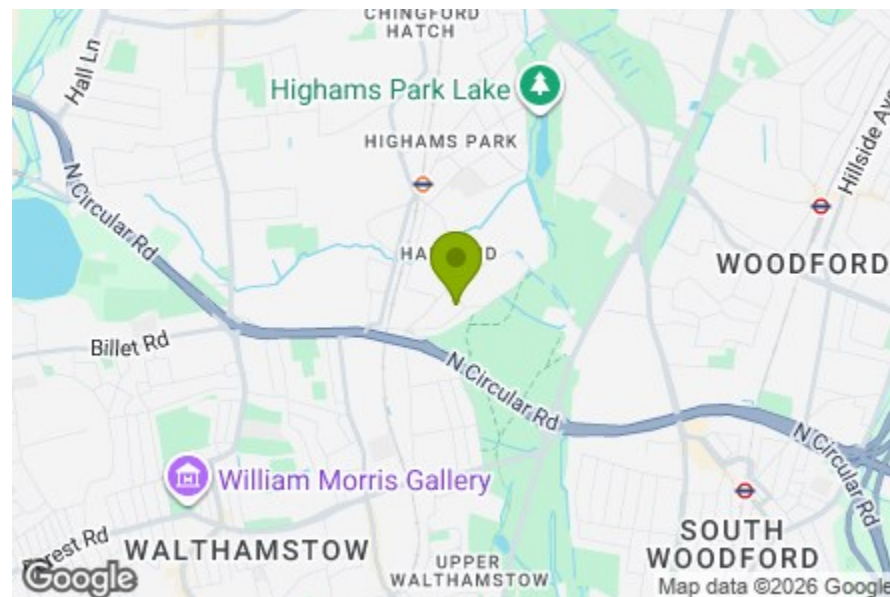
Bedroom
11'1" x 11'8"

Bedroom
6'8" x 6'8"

Bathroom
6'7" x 6'0"

Garden
17'8" x 45'3"

Shed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FRINTON DRIVE, WOODFORD GREEN Offers In Excess Of £730,000 Freehold 3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace
- Moments from Epping Forest
- Approx. 1039 Square Foot
- Potential to Extend (STPP)
- Short Walk to Highams Park Station
- Circa 45 Foot Rear Garden

A bright and well-proportioned three bedroom mid terrace home, moments from Epping Forest and within easy reach of Highams Park Station. With over 1,039 sq ft of internal space, a rear garden of approximately 45ft and potential to extend subject to the usual permissions, this is a home that offers plenty of flexibility for the years ahead. The surrounding area combines leafy green space with excellent day-to-day convenience, making it a popular choice for families and commuters alike.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside and you'll find a home filled with natural light and generous proportions. The front reception room is bright and welcoming, with a large bay window and timber flooring underfoot. To the rear, a second reception room provides a separate space for dining, entertaining or relaxing, with a feature fireplace creating a natural focal point and glazed doors opening into the conservatory.

The kitchen sits alongside, finished with white cabinetry and offering plenty of storage and worktop space. Beyond, the conservatory creates a useful additional living area overlooking the garden, whether used as a dining space, reading room or somewhere to enjoy a morning coffee. Outside, a patio leads onto a generous stretch of lawn bordered by established planting, creating a lovely setting for entertaining, gardening or simply enjoying a little extra outdoor space.

Upstairs, all three bedrooms are arranged off the central landing. The principal bedroom sits to the front and benefits from a wall of fitted wardrobes, while the remaining bedrooms offer flexibility for family life, guests or home

working. The family bathroom is smartly finished with a bath and shower above, contemporary fittings and a heated towel rail.

WHAT ELSE?

- Epping Forest is just moments away, offering miles of woodland walks, cycling routes and open green space right on your doorstep.

- Highams Park Overground Station is a little over half a mile away on foot and will whisk you directly to Liverpool Street in just twenty three minutes. Heading to the West End, Walthamstow Central is only two stops and around five minutes away, where you can change onto the Victoria line.

- The nearby Highams Park neighbourhood centre is home to independent favourites including Vino Tap, The Stag & Lantern Micropub, Yaz and Biba & Wren, while Highams Park Lake provides another beautiful spot for weekend walks.



A WORD FROM THE EXPERT...

"If you are new to Woodford Green, a quick walk or drive around the area shows what a fantastic place it is, but here is a bit of insider insight. I first got to know it through its great food, drink and nightlife. There is a mix of cosy pubs, independent cafés, smart cocktail spots and lively restaurants, so there is always somewhere new to try. Food lovers have plenty of choice, from classic fish and chips to Mediterranean dishes, hearty Sunday roasts and authentic Italian favourites. Whether you want a quick bite or a long lunch with friends, the dining scene has something for everyone. What truly sets Woodford Green apart is the green space. Epping Forest is only minutes away and offers one of the most impressive natural landscapes in the region. Closer to home, Ray Lodge Park is popular with families and dog walkers, with woodland, good paths and a welcoming atmosphere".

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

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