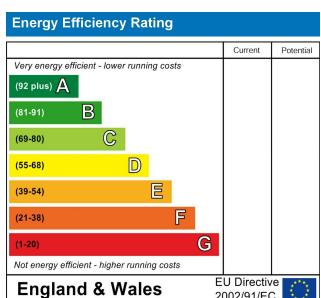
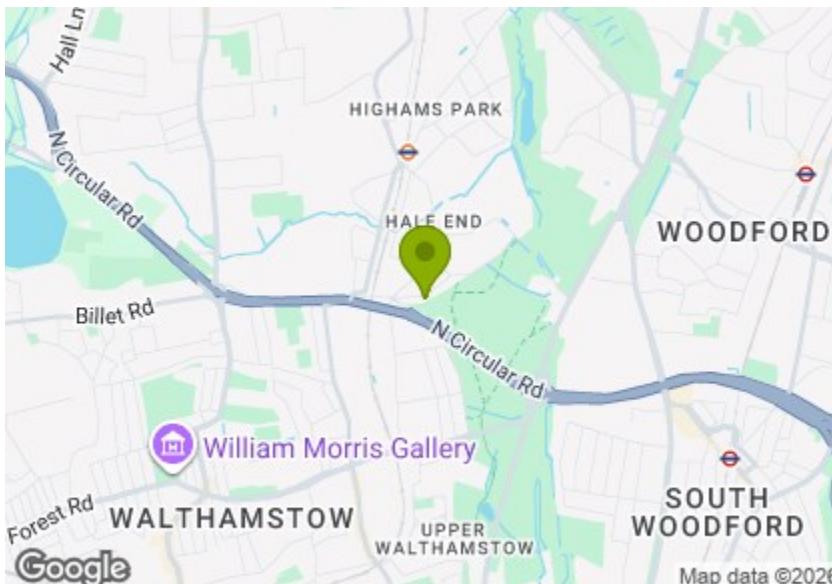


Total Area: 163.1 m<sup>2</sup> ... 1755 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



## SKY PEALS ROAD, WOODFORD GREEN Offers In Excess Of £950,000 Freehold 6 Bed House



### Features:

- Six Bedroom
- Semi Detached House
- Rear Garden Backing Directly onto Epping Forest
- Separate Annex with Kitchen, Bathroom and Private Front Door
- Off Street Parking for Two Cars
- A Short Walk to Highams Park Station
- Easy Access to Walthamstow
- 50 Foot Garden
- Solar Panels
- Electric Car Charging Point

Benefiting from easy access to both Highams Park and Walthamstow, this epicly sized six-bedroom semi-detached home occupies a peaceful position on the very edge of Epping Forest.

Extending to 1755 square feet, it includes a generous reception room, a large kitchen/diner and a downstairs WC, alongside a self-contained annexe with its own private entrance, kitchen, reception room and first-floor bedroom with bathroom. The first floor also provides a further five bedrooms and two bathrooms. Outside, there is a 50-foot rear garden and a private driveway offering off-street parking for two cars.

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#### IF YOU LIVED HERE...

Beyond the spacious driveway, you'll find a balanced and well-proportioned home, beautifully presented throughout. Smart decor is enhanced by an abundance of natural light, which pours in through generous windows across the property.

The main reception room is a charming space to relax, with light flowing through from the adjoining kitchen/diner and living area, which is equally well finished with sleek fittings. A downstairs WC adds everyday practicality, while doors opening onto the south-facing garden flood the space with light. The garden itself is wonderfully secluded and leads directly out to the forest.

A further bonus is the self-contained annexe, which offers an additional living area and kitchen, along with its own bathroom and a private, sole-use front entrance. Ideal for guests, extended family or flexible living.

Upstairs, there are five smart bedrooms, along with two additional bathrooms to comfortably serve the household.

Although you're positioned close enough to Woodford to benefit from that excellent neighbourhood, Highams Park is your nearest station – a 14 minute

stroll away. From there you can nip to Liverpool Street on the Weaver Overground in around 25 minutes (or change at Walthamstow Central for the Victoria line and whizz to the West End). En route to the station, you'll spot some excellent amenities, including Vino Tap and The Stag & Lantern Micropub. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

The neighbourhood is home to a huge amount of greenery, particularly since it's located at the cusp of the whopping Epping Forest, but Highams Park itself is quite magnificent, with its lake and landscaped gardens. And don't forget that you can also reach Wood Street and Walthamstow easily, with Fellowship Square 1.2 miles away.

#### WHAT ELSE?

- Parents will be pleased to know you an abundance of good schools nearby – it's one of the reasons why the area has become so popular.
- Drivers – already happy about the driveway, will be pleased to know that they can be on the North Circular in just a few minutes, or the M25 in around 10 mins.
- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings, it's just seven minutes on foot too.



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

"We have loved living here, the house has seen our children grow and it has been a safe and spacious place to live, allowing multi generational living thanks to the 6 bedrooms, 3 bathrooms and the downstairs toilet we added. You can't live comfortably with many adults if you don't have enough privacy and bathrooms in our view. We have added features to the property. In many ways will be sad to leave the house and the area but we are excited by our new chapter out of London. The walks in the forest direct from our garden gate with the dog are amazing. The meals out, coffees and pints in the cafes, restaurants and pubs in Highams Park are fabulous too. Lovely neighbours and a sense of (a village) community you don't often find in London. Getting into Liverpool Street a doddle now all on the oyster card (it wasn't when we bought here) from the station or onto Victoria line at Walthamstow means getting into London in about 30-40 mins is great. The garden used to have a huge children's climbing frame with slide, massive trampoline and swings and before that Koi ponds so lots of options for the next owner to personalise and the same for the house. It was a blank canvass for us to remodel and improve and we leave it proud of how it has improved whilst confident the next owners will take it to an even higher level. And the earnings and savings that can be made from the 1 bed studio / solar panels are two additions we added that really have enhanced our enjoyment of living here. "

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**Hall**

**Reception**  
12'11" x 22'7"

**WC**

**Kitchen/ Diner**  
19'9" x 16'5"

**Annex Reception**  
9'0" x 11'8"

**Annex Kitchen**  
9'6" x 5'10"

**Annex Bathroom**  
6'2" x 4'10"

**Annex Bedroom**  
10'2" x 9'8"

**Bedroom**  
13'2" x 12'2"

**Bedroom**  
9'10" x 9'11"

**Bedroom**  
7'5" x 9'8"

**Bedroom**  
10'1" x 12'11"

**Bathroom**  
8'4" x 5'6"

**Bathroom**  
5'8" x 6'9"

**Garden**  
44'5" x 36'5"



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