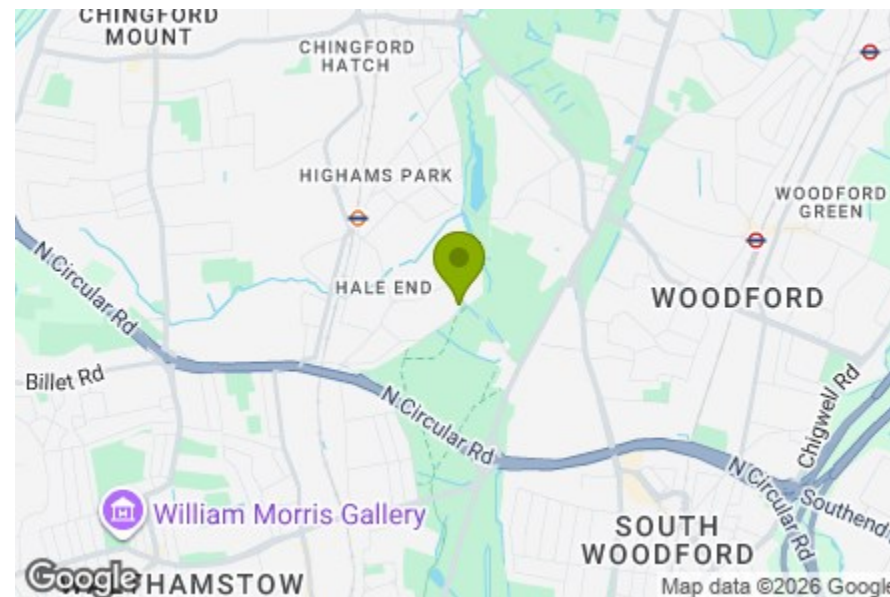




Total Area (Excluding Eaves Storage & Garage): 136.6 m² ... 1470 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.

- Entrance Hall
- Reception
11'11" x 13'3"
- Downstairs WC
- Kitchen/Diner
20'8" x 19'8"
- Bathroom
6'10" x 8'4"
- Bedroom
11'11" x 11'6"
- Bedroom
6'11" x 11'5"
- Bedroom
11'11" x 13'3"
- Bedroom
16'2" x 17'3"
- Ensuite
- Eaves Storage
- Garage
13'3" x 18'5"
- Garden
approx 58'4"



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



MAPPERLEY DRIVE, WOODFORD GREEN

Offers In Excess Of £975,000 Freehold 4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- Semi Detached 1930's
- Approx. 1470 Square Foot
- Moments from Epping Forest
- Side Access
- Circa 58 Foot Rear Garden
- Private Garage
- Easy Access to Highams Park and Woodford

Set in a truly beautiful location directly opposite Epping Forest, this fabulous semi-detached 1930s home has been thoughtfully extended to offer 1,469 square feet of stylish living space across three floors. There's plenty of outdoor space too, including a raised patio and a beautifully kept 55 foot rear garden. Perfectly positioned, the home is within walking distance of both Highams Park station and the area's excellent local amenities.

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IF YOU LIVED HERE...

You'll love waking up to uninterrupted forest views in this elegant and spacious family home, where generous proportions and period charm are perfectly balanced with high-quality contemporary updates. Beautifully refurbished throughout, the decor combines timeless style with modern functionality, while the home's east, south and west-facing aspects ensure sunlight streams through the property all day long.

On the ground floor, there are two superb living spaces; a large front reception room and an expansive open-plan kitchen/living area at the rear. Original Art Deco leaded windows bring character and warmth to the front room, while the rear space is undoubtedly the heart of the home. Flooded with natural light from a lantern skylight and a wall of glazed bifold doors opening onto the raised patio, it's perfectly designed for modern family life and entertaining. The two-tone Shaker-style kitchen features bespoke cabinetry, a butler basin, stylish brass fittings, integrated appliances, and a large central island ideal for cooking, dining and gathering. A ground-floor WC adds further convenience.

Upstairs, the first floor hosts two generous double bedrooms, a single bedroom, and a beautifully designed family bathroom. Both double bedrooms retain their original Art Deco tiled fireplaces, while picture rails, cornicing and leaded windows enhance the home's wonderful 1930s character. The bathroom is particularly impressive,

combining classic tiling with contemporary bronze fittings, a freestanding bathtub, and a walk-in wet-room style shower for a luxurious boutique hotel feel.

Occupying the top floor, the master suite offers a peaceful retreat, complete with a double bedroom, en-suite shower room, and floor-to-ceiling glazed doors opening onto a Juliet balcony with lovely rooftop and leafy garden views.

The location is equally special. With Epping Forest directly opposite, nature is quite literally on your doorstep, while Highams Park, with its lake, playground and expansive green space, is just a short walk away. Meanwhile, Highams Park and South Woodford both offer an excellent selection of independent eateries, shops and everyday amenities. For commuters, Highams Park station is around a 14 minute walk away, providing direct Overground services to Liverpool Street in around 23 minutes.

WHAT ELSE?

- You're close to the local shops and centres of both Highams Park (a 14 minute walk) and South Woodford (a 20 minute walk). From Highams Park station you can be in the City in 23 minutes via the overground to Liverpool Street.
- It's easy to get close to nature living here, with Epping Forest literally opposite your front door, Highams Park with its lake, playground, and 28 acres of parkland is a mere ten minute walk away, and the extensive Walthamstow Wetlands just a couple of miles to the west and easily accessible by bike, bus, or by car.



A WORD FROM THE OWNER...

"Wonderful family home, with Epping Forest opposite and great transport links.

Recently extended to create a beautiful kitchen / living room area, with great sunset views in the summer. The loft is lovely escape from the rest of house and peaceful and has great views - especially at New Year's Eve for fireworks! "

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