

Reception Room
12'11" x 14'1"

Balcony

Kitchen
9'4" x 8'0"

Bedroom
13'4" x 10'2"

Bedroom
9'0" x 11'11"

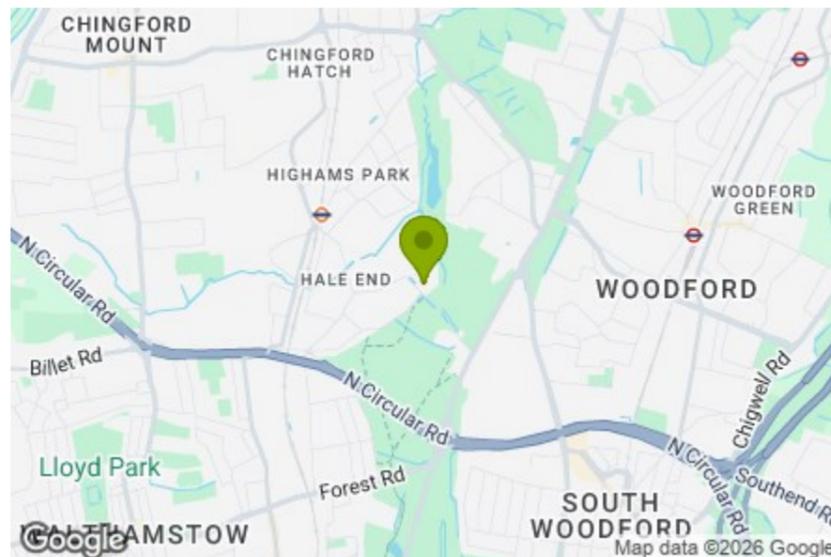
Bathroom
5'0" x 8'0"



Second Floor

Total Area: 59.4 m² ... 639 ft² (excluding balcony)

All measurements are approximate and for display purposes only



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		72	77
		EU Directive 2002/91/EC	



THE BRIDLE PATH, WOODFORD GREEN Offers In Excess Of £325,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Second Floor
- Moments from Epping Forest
- Approx. 639 Square Foot
- External Storage Unit
- Private Balcony
- Easy Access to Highams Park and Woodford

As the name suggests, Bridle Path is a peaceful spot, and this immaculately finished two-bedroom apartment fits right in. Set on the second floor with a south-facing balcony, it's the ideal home for anyone looking for a bit of calm with excellent local connections.

You're just moments from the woodlands of Epping Forest, while the vibrant amenities of Highams Park and its station are a short stroll away. Woodford and South Woodford are also within easy reach. Inside, the apartment spans 639 square foot, complete with the added convenience of an external storage unit.

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IF YOU LIVED HERE...

You'll love how the peaceful neighbourhood enhances the overall sense of space in your new home. Inside, the neutral decor, south-facing windows and pristine finish add to the serenity,

In the living area, a tiled fireplace hearth adds personality and warmth, while light pours in from the charming balcony, the perfect spot to sit with a drink and enjoy the leafy views. The kitchen is modern yet full of character, with sleek fittings and cheerful pops of yellow. Both bedrooms are generously sized, with one featuring built-in storage, and the smart, contemporary bathroom is finished with sparkling fittings.

Although you're nestled close enough to Woodford to benefit from that neighbourhood too, Highams Park is your nearest station - a 15 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 the jewel in the crown, with its brilliant lake and landscaped gardens.

WHAT ELSE?

- Drivers 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 nine minutes on foot too.
- Parents will be pleased to know you have an abundance of great schools in the area - one of the reasons why this area is so popular with families.



A WORD FROM THE OWNER.....

"We love looking out of the windows and seeing the treetops. We have enjoyed wondering through this edge of Epping Forest and that its walking distance to Wood Street and Walthamstow and 25 mins to Liverpool Street. Highams Park is wonderful and we are staying in the area, just need a bigger place for our daughter."

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