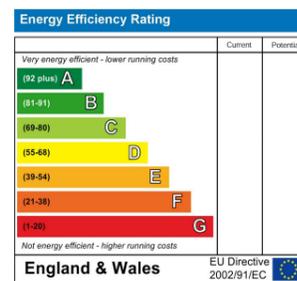




Total Area: 147.9 m² ... 1592 ft²

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.



HOLLYWOOD WAY, WOODFORD GREEN

Offers In Excess Of £975,000 Freehold

4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- Semi Detached 1930s
- Moments to Highams Park Station
- Approx. 1592 Sq Ft
- Downstairs Utility Room and WC
- Off Street Parking for Two Cars
- A Short Walk to Epping Forest
- Sought After Location
- 110 Foot Long Garden

Set in an enviable spot in Highams Park, this beautifully designed four-bedroom 1930s semi-detached home benefits from a 110 foot south-east-facing rear garden, off-street parking for two cars, two receptions, two bathrooms and a WC, a utility space, and a converted loft.

Despite its peaceful location near Epping Forest, Highams Park station is within easy reach, making travel into central London a breeze, one of the many reasons this area is so popular.

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E18 & IG8
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0203 369 1818

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IF YOU LIVED HERE...

If you're new to Highams Park, you'll have a fantastic time exploring the area - it was even described as one of the 'best places to live' in the UK by The Times. But starting at home...

Beyond the convenient private driveway and smart frontage, you'll find a wonderfully proportioned property where every inch has been considered for the optimum layout.

Awash with natural light from generous bay windows dressed with shutters, your front reception room will undoubtedly become your cosy retreat, with smart decor and flooring.

The adjoining kitchen/diner is gloriously spacious, with sleek units, high-tech appliances, a breakfast bar, space for a full-size dining table, and generous bi-fold doors which open onto the 110-foot rear garden. The ground floor WC is another welcome convenience.

As for the garden, it'll be hard to stay away from this lovely space in summer. There's a spacious lawn, a charming water feature and mature foliage aplenty.

On the first floor, you've got two well-balanced double bedrooms and a third smaller room. There's also a spotless family bathroom with sleek fittings, a separate tub and a shower. Meanwhile, in the loft you'll find a further room with eaves storage and a flawlessly designed bathroom.

All this is just a short stroll from Highams Park station, meaning you can reach Liverpool Street on the Weaver line in around 25 minutes. Along with a thriving food and drink scene (be sure to check out Vino Tap, Biba & Wren and Yaz), the area is home to vast green space, including the edge of Epping Forest, Larks Wood and, of course, Highams Park itself, which features a tranquil lake, flower meadow and fun-packed playground. It's also only a short hop to Walthamstow for even more top-class amenities, plus the handy interchange to the London Underground's Victoria line.

WHAT ELSE?

- Your new local is the grand Royal Oak, a great spot to enjoy top food in stunning surroundings.
- Parents will be pleased to know you have an abundance of great schools in the area - one of the reasons why Highams Park is so popular with families.
- Drivers can be on the North Circular in just a few minutes, and you've also got easy access to amenities in adjoining areas, such as Woodford and Chingford.



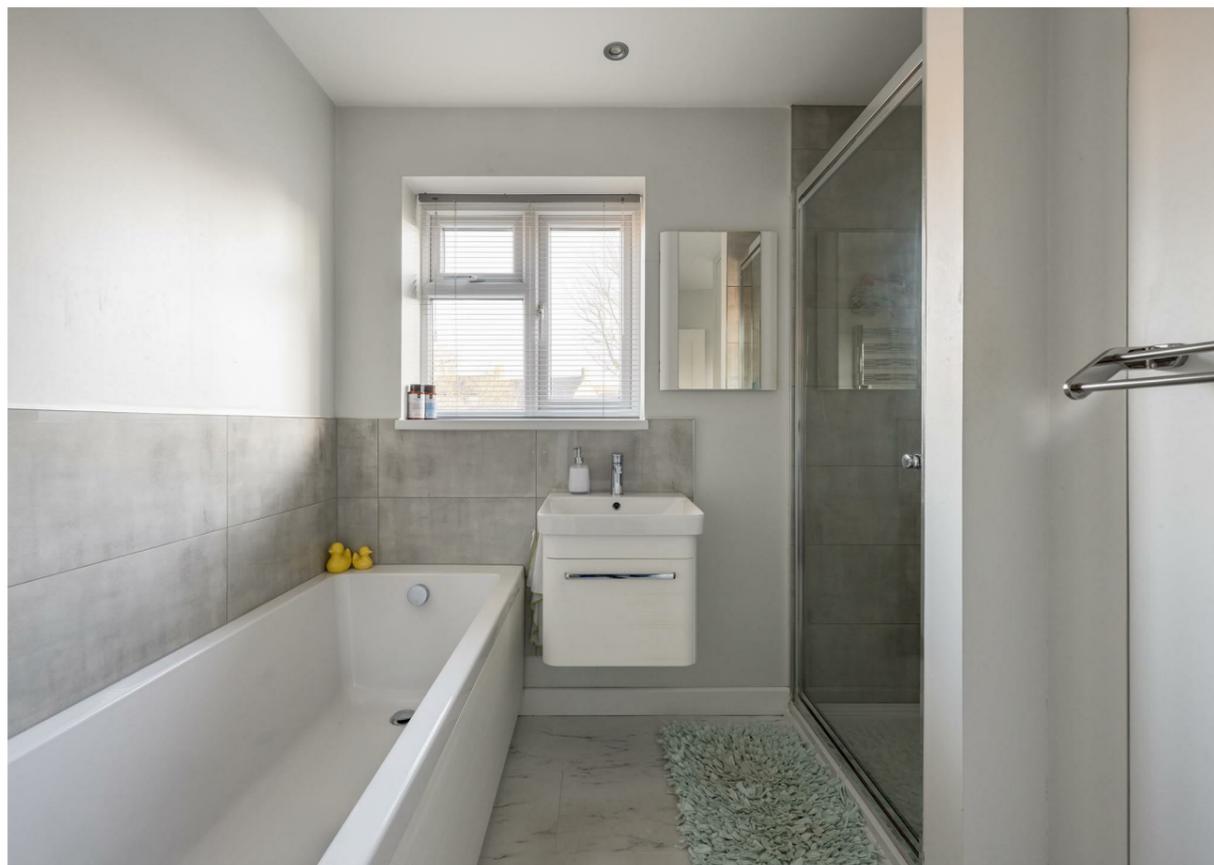
A WORD FROM THE EXPERT...

"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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Reception
13'3" x 14'1"

Kitchen/ Diner
19'6" x 15'5"

Office/ Study
6'8" x 11'11"

Utility
7'1" x 9'3"

WC

Bedroom
10'11" x 12'5"

Bedroom
12'0" x 14'1"

Bedroom
7'6" x 7'11"

Bathroom

Bedroom
19'1" x 18'11"

Bathroom

Garden
112'0" x 29'6"



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