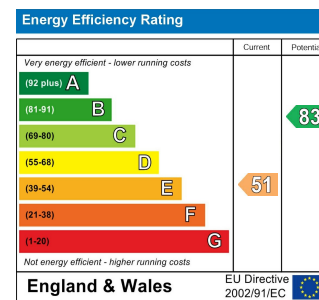


Total Area (EXCLUDING GARAGE): 84.7 m² ... 912 ft²

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.



MAYBANK ROAD, SOUTH WOODFORD

£2,400 Per Calendar Month
 3 Bed House - Semi-Detached



Features:

- 6 Months Short Let
- Three Bedroom House
- Open Plan Kitchen
- Bifold Doors to Garden
- Modern Decor
- Well Looked After Garden
- Private Garage
- Walking Distance to George Lane
- Walking Distance to Underground

This immaculate three bedroom end of terrace house in a prime South Woodford location has a fabulous south-facing landscaped rear garden with a large garage at the end which has separate rear access.

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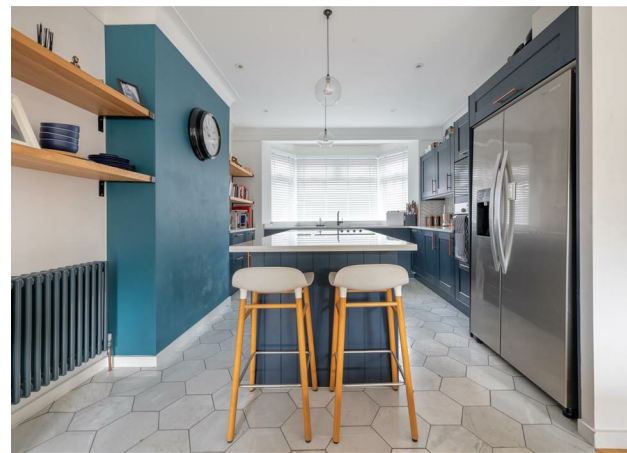
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IF YOU LIVED HERE...

You'd have lots of space for relaxation and entertaining, with a huge stunning open-plan living space on the ground floor which opens onto a decked garden terrace. The garden and terrace are visible from the entrance hallway, which shares the same lovely herringbone parquet flooring as the living room.

The open-plan living space comprises a large kitchen/dining area in the original front room and a lounge area to the rear. The dividing wall has been removed, but the areas are cleverly defined by differentiated flooring. The kitchen has bespoke Shaker-style fitted units on all three walls, surrounding a large island with a breakfast bar. The sink unit sits beneath the large bay window which provides great natural light. The rear living area has an exposed brick wall and glazed bifold doors opening onto the large raised deck. This creates an ideal indoor/outdoor entertaining space, with room for sofas and dining areas both inside and out.

On the first floor, there are three double bedrooms and a large family bathroom. The main bedroom at the front has a large bay window, whilst the second bedroom is to the rear, with garden views. The third bedroom, which would also make an ideal workspace, is at the front of the property. The bathroom is tiled and has a contemporary white suite with a large shower. It also has a heated towel rail and two opening windows to the rear

The low-maintenance garden has been landscaped, to create a raised deck adjacent to the house, a lawn bordered by a path and bed for planting, and smart horizontal fencing which wraps around the front façade of the garage at the end of the garden. This can be accessed both from the garden, where there's a window and single door, or from the rear, where there's a full-width up-and-over garage door and vehicle access via Crescent Road. Measuring 22'7" by 15'6" it would make a superb workshop or home gym if not needed as a garage.



WHAT ELSE?

- You'd be in a prime location just a 10-15 minute walk from the attractive village centre of South Woodford, and the vibrant mix of independents and national chain stores along George Lane.
- You're just five minutes from the local park of Elmshurt Gardens, and the extensive 160-acre Roding Valley Park and nature reserve.
- South Woodford tube station is a mere ten minute walk from your door, with journeys of just 18 minutes to the City and 27 minutes to the West End on the Central Line.
- Road links are excellent, with both the North Circular Road and the M11 a couple of minutes' drive away.

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Lounge / Dining Room

16'10" x 13'9"

Kitchen

11'8" x 10'7"

Bedroom

7'0" x 8'11"

Bedroom

10'4" x 12'8"

Bedroom

9'8" x 12'3"

Bathroom

7'4" x 7'5"

Garage

15'5" x 22'6"



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