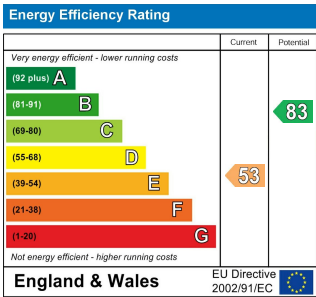




Total Area (Including Garage): 168.0 m sq ... 1808 ft sq
Total Area (Excluding Garage): 138.2 m sq ... 1488 ft sq

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.



SHERWOOD AVENUE, SOUTH WOODFORD

Offers In Excess Of £900,000 Freehold

4 Bed House



Features:

- Semi detached house
- Four double bedrooms
- Two bathrooms
- Large garage/ workshop
- Driveway for multiple cars
- Fantastic potential for development (STPP)
- Close proximity to Nightingale Primary School
- Air conditioning
- Two story side & rear extension
- Chain free

Situated in the highly popular South Woodford area, this epically proportioned four-double bedroom semi-detached home has an impressive list of highlights, including two bathrooms and WC, a driveway for multiple cars, a two storey side and rear extension, air conditioning, ripe potential for further development, a large garage/workshop, plus that lovely rear garden.

As for location, not only is it nicely nestled between the vast greenery of Epping Forest and Roding Valley, but you've also got E18's excellent amenities on your doorstep, including the fantastic transport links. The fact that it's on the market chain-free is just the icing on the cake.

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IF YOU LIVED HERE...

You'll love the sense of space that this huge home provides - including the garage, it packs in 1808 square foot, and there's even the potential to develop this further, which could be great for peace of mind.

You're set up well with the two reception rooms - both are bright and spacious, while the adjacent kitchen is perfectly placed. You'll love the fact that the rear of the home opens up to the lush garden, which has a brilliant sense of seclusion thanks to the peaceful location and rich foliage.

The large garage and ground floor WC will be particularly convenient, as will the spacious hallway with storage, while upstairs you'll find four bedrooms bedrooms, as well two bathrooms.

You'll have a brilliant time planning your mood boards and creating your dream home - it'll be so worth the effort as the size and area make this the perfect forever home.

With its great amenities, green space, wonderful sense of community and excellent transport links, you'll fall in love with South Woodford, particularly the way it balances rural charm with cosmopolitan buzz. It's packed with shops,

supermarkets (choose between Marks & Spencer or Waitrose), restaurants, bars, and even an Odeon cinema a short stroll away.

For a quick bite, try Bobo & Wild or Tipi Coffee, and be sure to mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held.

Meanwhile, Roding Valley, a glorious nature reserve full of wildlife with great spots for picnicking and rambling, is just a few minutes from your front door.

WHAT ELSE?

South Woodford station is just five minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes minutes.

Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, one of the reasons this area is so popular with families.

Fancy unleashing a bit of creativity? Head down to Creative Biscuit for a coffee and dabble at painting pottery. It's a few minutes on foot from your home.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese restaurant Sakura, and the award-winning Indian Grand Trunk Road. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 SENIOR ADVISOR

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Reception

12'6" x 13'3"

Reception

11'5" x 20'11"

Kitchen

8'0" x 19'9"

Bedroom

12'5" x 13'7"

Bedroom

11'5" x 12'11"

Bedroom

8'2" x 16'6"



Bedroom

8'7" x 16'2"

Bathroom

6'11" x 5'4"

Bathroom

9'1" x 5'9"

Garden

72'2" x 31'11"

Garage

8'8" x 33'1"



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