



WANSFORD ROAD, WOODFORD GREEN
Offers In Excess Of £550,000 Freehold
3 Bed House - Terraced

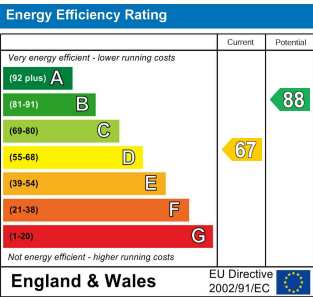


Features:

- Three Bedrooms
- Driveway For Two Cars
- 85 Ft. Garden With Various Patio Areas & Fire Pit
- Refurbished Throughout
- Garden Office
- Garage
- Primary & Secondary Schools Close By
- Roding Valley Nature Reserve Close By

An immaculately appointed, flawlessly finished three bedroom family home with a gorgeously landscaped garden complete with office, and an artfully open plan ground floor. All just a short stroll from the open greenery of Roding Valley Park.

You have both a garage and double driveway for plenty of private parking. Drivers can be on the North Circular in less than five minutes.



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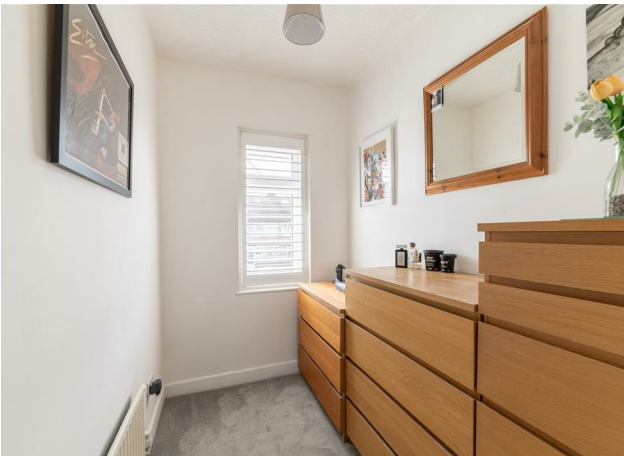
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IF YOU LIVED HERE...

You'll be welcoming friends and family into your twenty four foot deep through lounge. With bistro shutters on the wall-spanning window to the front, timber beams overhead and rich, dark engineered hardwood underfoot, this is an enticing introduction. Down one flank, your pristine white chimney breast and matching blank hearth sits between two striking, charcoal black walls with bespoke storage.

To the rear, your kitchen's smart and sleek in royal blue cabinets and marbled, white worktops. There's also a handy breakfast bar and even a wine fridge. Natural light pours in courtesy of French doors framing your eighty five foot garden. Out here everything's just as artfully arranged as inside, with a large patio giving way to a stretch of lawn and a bespoke seating area arrayed around a lovely firepit. It all ends in a raised deck surrounded by bespoke fencing and home to a second seating spot, plus that endlessly useful ninety square foot garden office.

Back inside, and upstairs you have 120 square foot double bedrooms front and back, with a welcome wealth of fitted storage

and striking statement wall, respectively. A thirty five square foot single, ideal for a child or home office, completes the sleeping arrangements, while classic bistro shutters adorn the windows all around. Finally your family bathroom; a boutique masterpiece finished in a mix of slate letterboxes, metro tiles and marbled flooring. It also features an oversized rainfall shower.

WHAT ELSE?

- Woodford tube station is fifteen minutes on foot or five by bike, for direct City and West End connections via the Central line
- You have a full five 'Outstanding' primary/secondary schools all less than twenty minutes away on foot, with the 'Outstanding' Woodbridge High School not even a half mile around the corner.
- With your loft space so far unexplored, you have scope for adding your own whole new storey, as some of your neighbours have done (subject to the usual permissions).



A WORD FROM THE OWNER...

"We love this property and have renovated it with love, care and intention to create a wonderful space for socialising both inside and outside. The property still has room for growth and extension. We are only moving to be closer to family but wish we could take it with us. The garden catches sun for the majority of the day and we love having a morning coffee capturing the sun and sharing a glass of wine in the evening around the fire pit. In the summer we entertain friends in the garden and change the coloured lighting while watching a movie on a screen by the fire pit. The ability to step out of the house, walk down the garden and "go to work" in the garden office has been a dream. A real separation of work and rest giving better work life balance. Whenever we fancy a night out in London it is so easy to get to the station and get central fairly quickly. And on Sundays we would walk to one of the local high streets for a morning coffee and a bit of brunch. Most mornings we go for a walk before work and particularly like to walk to the bottom of the road where you can get access to the river walk. A great way to start the day. We will be sad to leave the property but hope it will go to people who will love it as much as we have."

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Reception Room

15'1" x 23'9"

Kitchen

12'1" x 6'5"

Bedroom

5'1" x 7'1"

Bedroom

9'8" x 11'6"

Bedroom

9'8" x 11'10"

Bathroom

Garden
approx. 85'3"

Garden Office

8'10" x 10'1"

Garage

10'6" x 18'4"



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