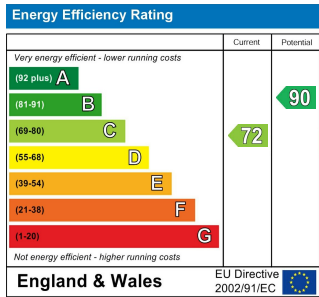


Total Area: 88.1 m<sup>2</sup> ... 949 ft<sup>2</sup>

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.



## GREENSTEAD AVENUE, WOODFORD GREEN

### Offers In Excess Of £600,000 Freehold 3 Bed House



#### Features:

- Terraced Freehold House
- Three Bedrooms
- Driveway
- Through Lounge
- Beautiful North-West facing Garden
- 7min Walk to Woodford Station
- Close to Shops & Ray Lodge Park
- Well Presented

This well-presented three-bedroom freehold terrace offers the perfect blend of comfort, style, and convenience. Featuring a smart brick-paved driveway, a spacious through lounge, and a beautifully maintained north-west facing garden, it's a home designed for both relaxing and entertaining. Immaculately kept throughout, it's ideally located just a short stroll from Woodford Station, placing the City within easy reach. Ray Lodge Park, local shops, and excellent schools are all close by, making this an ideal choice for families and commuters alike.

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IF YOU LIVED HERE...

Your classic 1930s mid-terrace greets you with a beautifully kept brick-paved driveway, offering the convenience of off-street parking and a welcoming first impression. Step inside to a bright, inviting hallway, where three built-in storage cupboards provide thoughtful space for everyday essentials. Crisp white balustrades and warm flooring create a fresh, uplifting feel as you move through to the heart of the home. The reception room stretches the full depth of the property, filled with natural light from a generous front bay window and elegant French doors opening onto the outdoor space. Decorative ceiling roses lend a touch of period character, while the well-proportioned layout creates distinct zones for unwinding, dining, and entertaining, perfect for both family life and hosting guests. The kitchen is fitted with classic cabinetry, wooden worktops, and tiled splashbacks, with a door leading out to the garden. For those seeking open-plan living, there's exciting potential, subject to planning permission, to create a seamless connection between kitchen and reception, bringing a contemporary twist to this traditional home. The garden is a true highlight, beautifully landscaped and thoughtfully designed, it offers a peaceful haven under open skies. Lush planting, mature trees, and vibrant borders frame a neat lawn and paved patio, ideal for outdoor dining or quiet evenings, while a further seating area nestles at the far end, creating a private escape from the everyday. Upstairs, the main bedroom enjoys a large bay window and extensive built-in wardrobes, combining light and generous storage. A second double overlooks the rear aspect, complete with two fitted wardrobes, while the third bedroom provides a

versatile space for a nursery, office, or guest room. The bright family bathroom features a bathtub, overhead shower, and a built-in cupboard, completing the home's thoughtful layout. The location strikes a perfect harmony between leafy serenity and everyday convenience. With Epping Forest just a gentle stroll away, you'll have miles of ancient woodland and peaceful walking trails practically at your doorstep—an ever-present invitation to explore and reconnect with nature. Closer to home, Ray Lodge Park offers a picturesque spot for family outings, picnics, or quiet afternoons. Venture further to discover the vibrant heart of South Woodford, where George Lane brims with cafés, restaurants, and independent shops, all within a pleasant walk or quick drive. The Three Jolly Wheelers offers a cosy setting for Sunday lunches or evening meals. Families are well served by excellent schools, including the highly regarded Ray Lodge Primary and Woodbridge High, both within walking distance, adding to the area's undeniable appeal.

**WHAT ELSE?**  
Woodford Station is around a five-minute walk away, putting the Central Line within easy reach for smooth journeys into the City and beyond. By car, you're well connected to nearby hubs like Walthamstow, Chingford, and Wanstead, with bustling high streets, independent eateries, and more green spaces to explore. Whether commuting or heading out for weekend adventures, key routes are close at hand, making travel in and out of London refreshingly straightforward.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezze on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON  
E18 ASSISTANT MANAGER

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**Reception**  
11'1" x 30'8"

**Bedroom**  
5'10" x 7'7"

**Kitchen**  
6'3" x 12'0"

**Garden**  
65'11" x 18'0"

**Bedroom**  
10'10" x 14'9"

**Bedroom**  
9'3" x 12'3"

**Bathroom**



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