



CHEYNE AVENUE, SOUTH WOODFORD
Offers In Excess Of £950,000 Freehold
4 Bed House



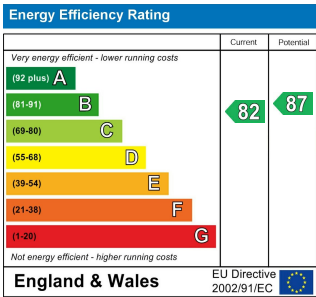
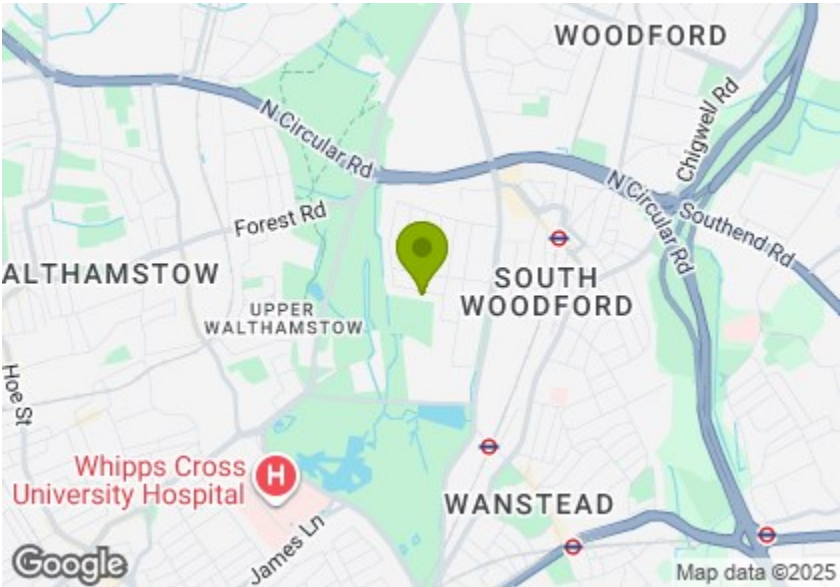
Features:

- 1930s Family Home
- Four Bedrooms & Three Bathrooms
- Extended Ground Floor Including Utility Room
- Two Large Reception Rooms
- Prestigious Firs Estate location
- Solar Panels
- Easy Access to Epping Forest
- Catchment for Fantastic Selection of Schools
- Driveway For Two Cars
- Walking Distance to Wanstead High Street & George Lane

A plushly appointed, seamlessly extended and covetably handsome four bedroom, three bathroom 1930s family home, arranged over three storeys and more than 1500 square feet. Outside, both Wanstead High Street and George Lane are within easy reach.

Your south facing roofs are festooned with solar panels, and you have an on site battery to store the surplus, bringing energy bills close to zero and providing priceless peace of mind.

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IF YOU LIVED HERE...

You'll be stretching out in generous period proportions, bought effortlessly up to date yet retaining plenty of vintage character. Your frontage is immediately inspiring in pristine white with dark blue original timber trim and stained glass. Inside, your front facing dining room totals 220 square feet, with ornate timber mantel and warm red tiled hearth taking centre stage. Next door reception two is even larger, coming in at immense 250 square feet.

Full of natural light with sliding patio doors to the rear, in here you have blonde herringbone hardwood underfoot, with the high ceilings of the period and a vaulted skylit extension overhead. Walls are finished in pale grey up to the picture rail and then pristine white to the cornicing and skylight. Another vintage hearth anchors the space, jet black and commanding attention. Next door your kitchen is decked out in slate grey floor tiling, cream cabinetry and quartz style worktops.

Upstairs now for the sleeping arrangements. A plushly carpeted double and a bright, sizeable single sit to the front, with another double to the rear, overlooking your incredible garden (more on that later) and featuring a sleek ensuite shower room. Your family bathroom's even more impressive, with tub, walk in rainfall shower, and onyx trim. Finally your loft conversion is home to

bedroom number four, a dual aspect, skylit double and your third bathroom, another ensuite, in blonde and white.

Outside, and your glorious south facing garden stretches impressively into the distance, an immaculate lawn flanked by fencing and foliage, backing onto nothing but playing fields and with nothing but clear sky on the horizon. You can also be exploring Epping Forest in just five minutes, wander to your heart's content and forget you're in London. Finally, you have the social hubs of Wanstead High Street and George Lane both within easy walking distance, for a great choice of independent bars, restaurants and gastropubs, and even South Woodord's art deco Odeon cinema.

WHAT ELSE?

- Both South Woodford and Snaresbrook tube stations are around a fifteen minute stroll away, for the Central line and fast, direct connections to the City and West End. Your driveway also has space for two cars, and drivers can be on the North Circular in less than ten minutes.
- You're located in our sought after Firs Estate here, backing onto open fields and moments from the sprawling greenery of Epping Forest.
- Parents will be pleased to find plenty of excellent schools nearby, seventeen within a mile radius, with a good choice of primaries and secondaries, maintained and independents.



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 takeaway Sakura, and newly opened independent cafe Bobo & Wild. 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 ASSISTANT MANAGER

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Reception Room
13'7" x 15'11"

Reception Room
11'3" x 24'11"

Kitchen
10'5" x 16'8"

Utility Room
6'7" x 4'7"

Bedroom
12'3" x 15'11"

Bedroom
11'4" x 13'4"



Ensuite
5'3" x 6'0"

Bathroom
5'3" x 10'0"

Bedroom
7'6" x 8'9"

Bedroom
9'10" x 12'2"

Ensuite
2'5" x 9'2"

Storage

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