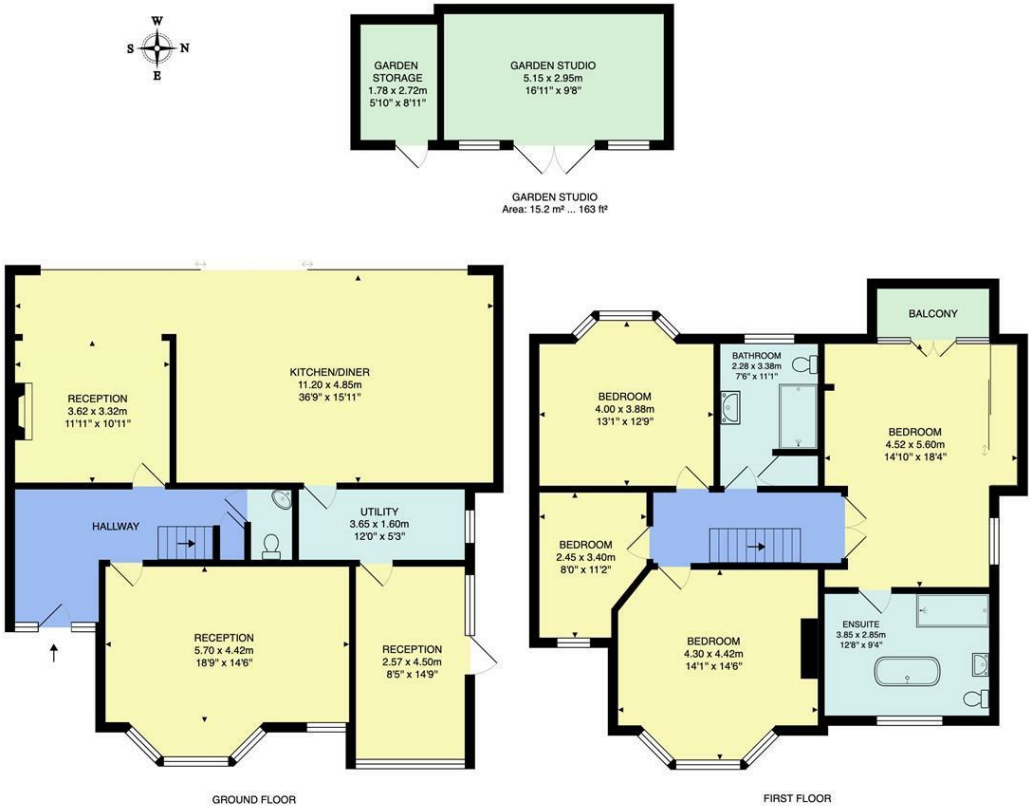
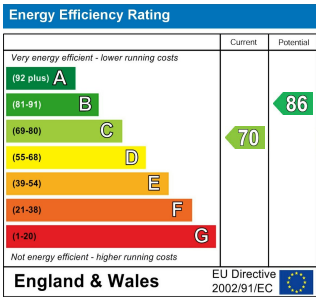
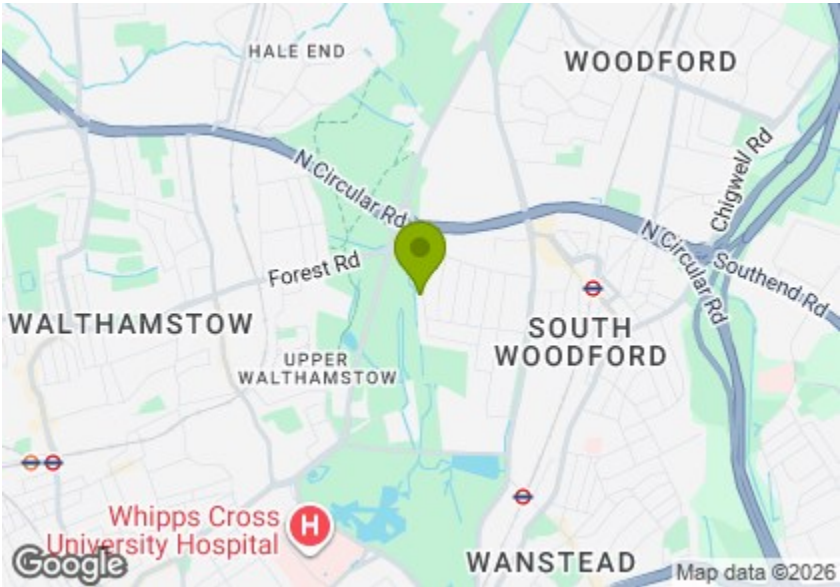




Total Area (Excluding Balcony, Garden Studio & Garden Storage): 210.2 m² ... 2263 ft²

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.



HIGH VIEW ROAD, SOUTH WOODFORD

Offers In Excess Of £1,400,000 Freehold

4 Bed House



Features:

- Four Bedroom House
- Prestigious Firs Estate Location
- Extended & Modernised Throughout
- Two Bathrooms
- Utility Room
- Landscaped Garden With Studio
- Direct Access From Garden To Epping Forest
- Driveway For Multiple Cars
- Side Access
- Balcony With Forest Views

A pristine and palatial four bedroom family home, located in the prestigious Firs estate and backing directly onto Epping Forest. A rare find packed with highlights, including vast social spaces, garden studio, twin bathrooms and balcony.

South Woodford tube station is fifteen minutes on foot or five by bike, for speedy, direct connections to the City and West End via the Central line.

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IF YOU LIVED HERE...

You'll have over 2250 square feet of forest adjacent living space to stretch out in, and so much to explore. Immaculately appointed and camera ready throughout, there's more than enough style to fill the generous space. Your grand entrance hall leads to a sleek and spacious front reception but the heart of your new home will still be the huge, 700 square feet kitchen, diner and artfully segmented lounge to the rear.

In here large format smoky grey tiling stretches away underfoot, and seamless sleek kitchen cabinets and a matching breakfast bar still leave vast amounts of floorspace illuminated by the expanse of sliding patio doors filling the entire rear wall. Throw these back and you have a substantial, elevated patio capable of hosting the grandest celebrations, descending to an artfully landscaped lawn, surrounded and screened by flourishing mature greenery and ending in your 170 square foot garden studio - ideal for all manner of uses you can really stretch your imagination here. And of course it all backs directly on to Epping Forest, with direct access to the endless woodland.

Upstairs now for more highlights, with generous, bay windowed double bedrooms front and back, plus a third double in between. But your principal sleeper still steals the whole show. 250 square feet with plentiful mirrored

storage running from floor to ceiling, blonde hardwood underfoot and balcony looking out over that splendid garden and Epping Forest beyond. Across from the balcony you have a huge en suite bathroom, with a classic clawfoot tub taking centre stage, plus an oversized rainfall shower cubicle. Elsewhere, your family bathroom's a sleek, chic and striking affair, completing things in style.

WHAT ELSE?

- Nearby schools include the well regarded Bancrofts and Bancrofts Prep independent schools, a short drive or bus ride away. Alternatively, you have five primary/secondary schools rated 'Outstanding' by Ofsted, all less than twenty minutes walk.
- Your driveway is as generous as the rest of this incredible home, with parking for multiple cars. Drivers can be on the North Circular in around five minutes.
- Wanstead High Street, the bustling heart of this popular East London village, is just twenty minutes walk away and well worth the stroll of a weekend, for a wide range of splendid bars, restaurants and gastropubs.



WORD FROM THE OWNER...

Initial decision to buy on the Firs Estate, was accessibility to local school catchment areas, away from the main road and town, local community and of course the glorious uninterrupted views and access to the rear - an exceptional advantage for dog owners.

We have found the last 17 years to be comfortable, quiet, secure and extremely accessible to public transport when required. With only 8 miles to the city in one direction and 8 miles to the M25 boundary (country) in the other direction. Not to mention a quick and easy access to Epping Forest and beyond. Local communities of south Woodford and Wanstead have an abundance of eateries, shopping and activities, we have both City Airport and Stanstead Airport on the 'doorstep.'

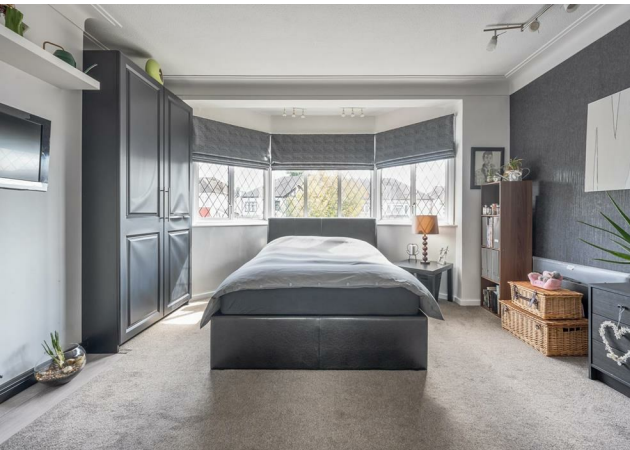
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Reception Room
18'8" x 14'6"

Reception Room
8'5" x 14'9"

Kitchen/Diner
36'8" x 15'10"

Reception Room
11'10" x 10'10"

WC

Utility Room
11'11" x 5'2"

Bedroom
14'1" x 14'6"

Bedroom
8'0" x 11'1"

Bedroom
13'1" x 12'8"

Bathroom
7'5" x 11'1"

Bedroom
14'9" x 18'4"

Ensuite Bathroom
12'7" x 9'4"

Balcony

Garden
42'1" x 71'8"



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