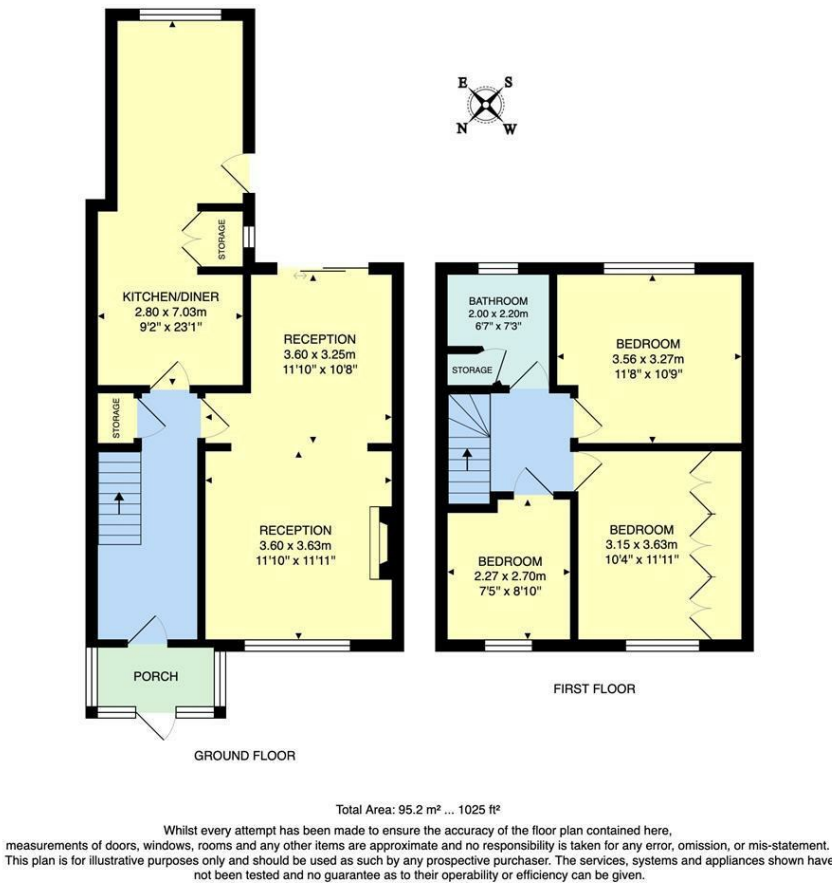


ASHBOURNE AVENUE, SOUTH WOODFORD

Offers In Excess Of £675,000 Freehold

3 Bed House - Mid Terrace



Features:

- Terraced Three Bedroom House
- South Facing Garden
- Driveway
- Eat In Kitchen
- Potential For Development (STP)
- Close To 'Outstanding' Primary School
- 10min Walk To South Woodford Station
- Close to Wanstead High Street

A lovingly maintained and immaculately appointed three bedroom terrace with a lovely sixty five foot south-facing garden. It's all enviably located just a half mile on foot from South Woodford tube and the greenery of Epping Forest.

There's plenty of scope for development here, including following in your neighbours' footsteps and adding a whole new storey with a loft conversion (subject to the usual permissions).

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll be welcomed inside by soft green patterned carpet in your hallways, flowing seamlessly on into your immaculate and generous 275 square foot through lounge. In here walls are pristine in cream and natural light flows throughout courtesy of the dual aspect, with sliding patio doors to the rear throwing the whole space open to your rear garden.

Step out here for a secluded patio leading to a flawlessly tended lawn, surrounded by timber fencing and lush greenery, all ending in a second patio that's home to a handy shed. Back inside and your kitchen's fully twenty three feet in length, with plentiful white cabinets and a dining area. Upstairs you have two double bedrooms, plus a sizeable single, while your family bathroom completes things in a charming soft green palette.

Outside you have both South Woodford tube and the surrounding social hub of George Lane just half a mile on foot, for speedy Central line connections to the City and West End, as well as a generous range of cafes, restaurants and other amenities (including the Art Deco Odeon cinema). The vast open greenery of

Epping Forest is just as close, anytime you want to blow away the cobwebs.

WHAT ELSE?

- You're exceptionally well served for local schools here, with five 'Outstanding' primaries and secondaries in a one mile radius alone, including the highly respected Nightingale Primary, just a couple of minutes round the corner.
- You have a large driveway, and drivers can be on the arterial North Circular in around five minutes.
- Nearby Nightingale Lane is a lovely spot for evenings or afternoons out, with both the award-winning Nightingale on The Green and The Duke Wanstead serving up delicious food and drink in sumptuous surroundings.



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
11'9" x 11'10"

Reception
11'9" x 10'7"

Kitchen / Diner
9'2" x 23'0"

Bedroom
7'5" x 8'10"



Bedroom
10'4" x 11'10"

Bedroom
11'8" x 10'8"

Bathroom
6'6" x 7'2"

Garden
67'7" x 19'8"



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