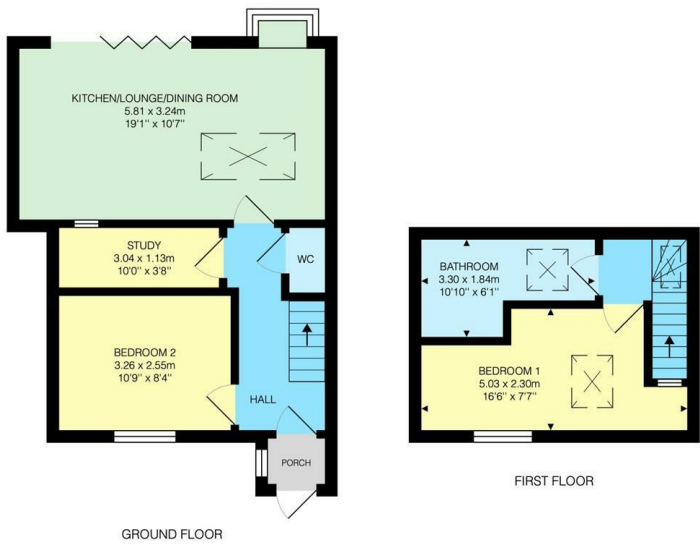




Total Area: 58.9 m² ... 634 ft²

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.

Kitchen/Lounge/Dining Room
19'0" x 10'7"

Bedroom 1
16'6" x 7'6"

Bathroom
10'9" x 6'0"

Bedroom 2
10'8" x 8'4"

Study
9'11" x 3'8"

WC

Hall

Porch

Garden



HIGH ROAD, WOODFORD GREEN

Offers In Excess Of £450,000 Freehold
2 Bed House - Mews



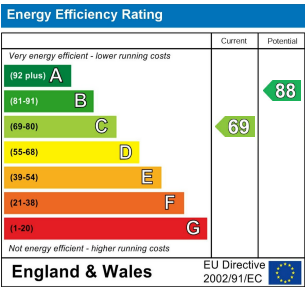
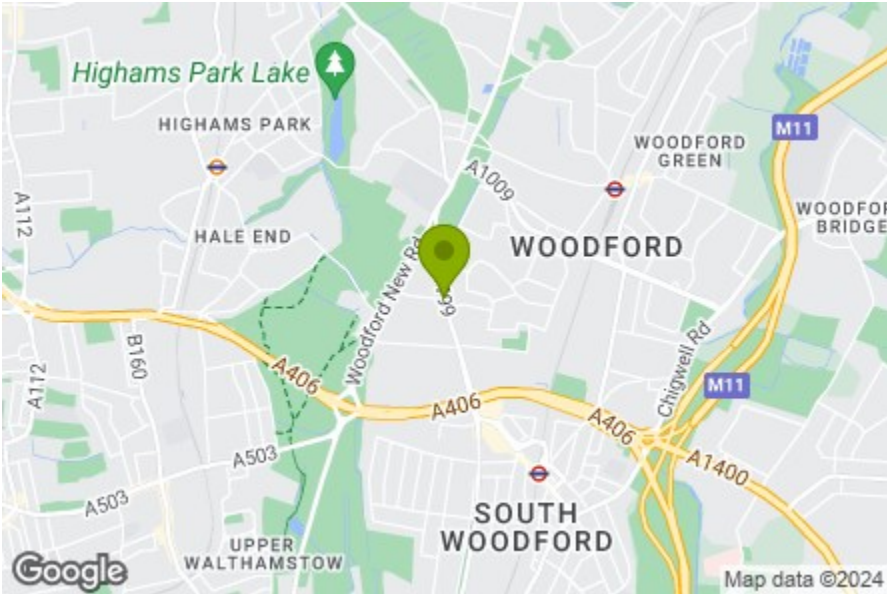
Features:

- End of Terrace Mews House
- Two Bedrooms
- Secluded Rear Garden
- Short Walk to South Woodford Station
- Feature Staircase
- Moments to Epping Forest
- Off Street Parking

An elegantly striking two bedroom mews home, brilliantly bright and finished to a exceptional, five star standard throughout. The great green expanse of Epping Forest is just five minutes on foot, and South Woodford tube a mere ten.

South Woodford's social hub of George Lane is around ten minutes away for shops, bars and cafes. South Woodford tube is just a little further, for direct runs to the City and West End via the Central line.

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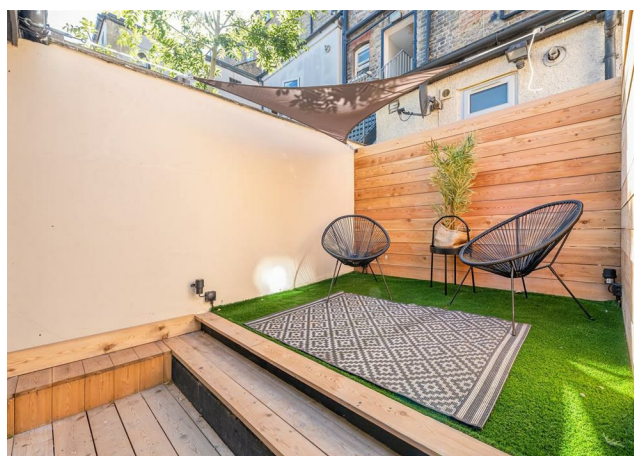
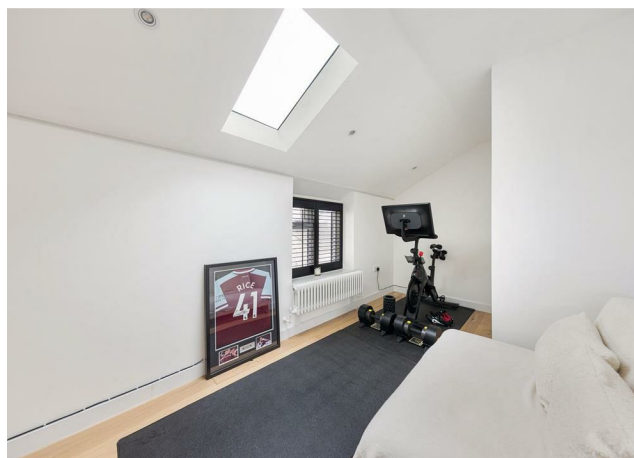
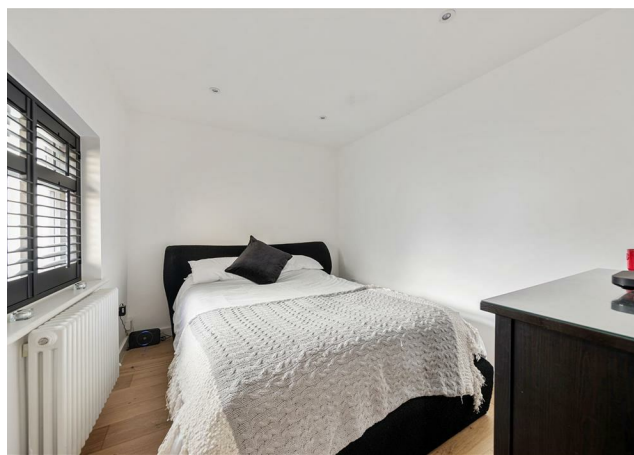
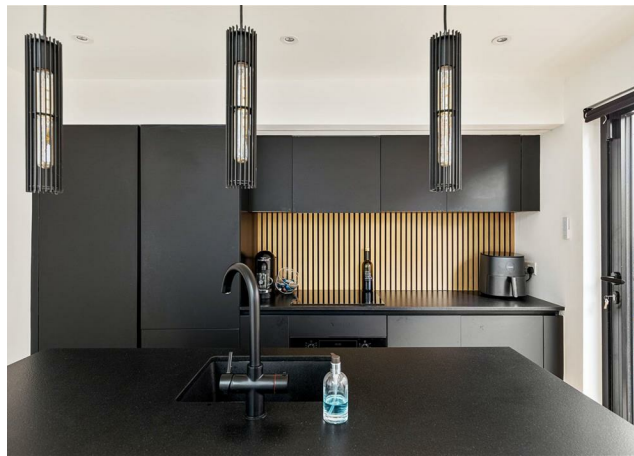
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IF YOU LIVED HERE...

You'll be luxuriating in glittering, camera-ready design & decor on a daily basis. Step inside and your feature staircase rises ahead of you, flawless in bespoke timber and with step to ceiling glazing artfully segmenting it from the hallway. Your principal bedroom is on the left, a sleek confection with blonde timber floors and charcoal bistro shutters on the window.

At the end of the hall you have a glorious, kitchen/diner, 200 square foot and skylit, with a rear wall of bi folding patio doors letting in still more natural light. Dramatic jet black cabinets and counters run down one side, accompanied by bespoke timber splashbacks, and there's a matching breakfast bar taking centre stage. Outside, your garden's a splendidly secluded mix of patio and Trulawn.

Back inside, and your ground floor's completed by a handy home working space and a spare WC. Head up that glorious, skylit staircase for your second bedroom, also skylit and decked out in

hardwood floors and bistro shutters. Finally, your family bathroom is perhaps the most breathtaking feature yet. In here you have a freestanding porcelain tub and walk in rainfall shower, with glossy brass fixtures and jet black herringbone tiling.

WHAT ELSE?

- You have off street parking, and drivers can be on the arterial North Circular in less than five minutes.
- As noted, the endless greenery of Epping Forest is right on your doorstep. Just five minutes walk from your front door. Here you can wander all the way to Highams Park in the north or Wanstead Flats in the south. Or simply to your heart's content.
- You're sat at the end of the terrace here, for extra peace, quiet and seclusion.



A WORD FROM THE OWNER...

"Genuinely love the area. It's so handy being so close to the station to be able to commute in and out of town plus the walk to the local coffee shops and pubs are perfect. Will be sad to see the house go as the design of it is so easy on the eye and always gets complimented every time someone is round."

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