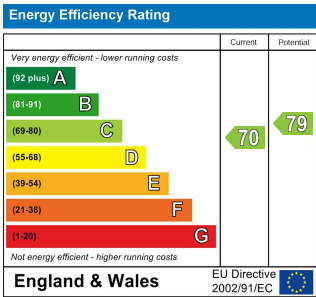




Total Area (Excluding Garage & Eaves Storage): 167.5 m<sup>2</sup> ... 1803 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.



## CHARNWOOD DRIVE, SOUTH WOODFORD

### Offers In Excess Of £1,200,000 Freehold

### 5 Bed House



#### Features:

- Substantial Five Bedroom 1930's Semi
- Driveway For Multiple Cars, Garage & Side Access
- Established & Secluded South West Facing Garden
- Master Bedroom Loft Suite With Wardrobe Area & En-Suite
- Two Comfortable Reception Rooms With Large Windows
- High Quality Kitchen With Quartz Worktops & Ground Floor WC
- Close To Nightingale Primary School & Roding Valley Park
- Easy Access To South Woodford & Wanstead High Streets

A fine example of 1930s architecture, this spacious five-bedroom semi-detached home is perfectly suited to modern family life. A wide driveway provides generous parking alongside a garage and useful side access, while to the rear lies a wonderfully private south-west facing garden filled with mature planting. Spacious reception rooms feature large windows that draw in natural light, complemented by a stylish kitchen finished in quartz and a convenient ground floor WC. The top floor hosts a superb master bedroom suite with dressing space and en suite, while nearby you'll find Nightingale Primary School, Roding Valley Park, and the bustling centres of South Woodford and Wanstead.

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#### IF YOU LIVED HERE...

This home immediately impresses with its attractive frontage, stained-glass bay window and a paved driveway providing plenty of parking with direct access to the garage. Inside, the hallway feels light and welcoming, with timber balustrades, soft carpeting and tiled flooring with secondary underfloor heating, the eye is led through to the rear. Storage sits beneath the stairs, and a WC here also provides internal garage access, adding everyday convenience. The front reception is a bright retreat with its wide bay window, while the rear reception centres on a handsome fireplace, complemented by a glazed door that opens onto the garden. The kitchen/diner is both practical and inviting, with a central island and plentiful storage, finished in pale cabinetry contrasted by a bold splash of colour. Multiple windows and a garden door ensure the room is always bright and well connected to the outdoors. The garden is a real highlight, stretching with a broad lawn framed by mature trees and planting. At the house, a paved terrace offers a spot for morning coffee, while a covered area further along provides an inviting space for entertaining or relaxing in the shade. Its impressive scale makes it versatile for gatherings, children's play, or peaceful evenings alike. Upstairs, four bedrooms flow from a bright landing. The front enjoys bay views and fitted wardrobes, while another benefits from an en suite. Further restful

rooms overlook the garden, joined by a fresh family bathroom with both bath and shower. The loft conversion crowns the home, offering a serene bedroom with Juliet balcony, dressing area, and private en suite, all enjoying leafy garden vistas and a wonderful sense of privacy. Perfectly placed in South Woodford for both leisure and convenience, George Lane is close by with an excellent mix of independent cafés and restaurants, including Bobo & Wild for coffee and brunch and The Railway Bell for a classic pub atmosphere. Wanstead High Street is also within easy reach, with its vibrant mix of boutiques, cafés, and restaurants such as The Bull, The Cuckfield, Lupollo Pizza, Provender and Alba Trattoria. All offer various high-end cuisines; you will be spoilt for choice. Nature lovers can enjoy Eagle Pond and Epping Forest, while golfers have Wanstead Golf Club just a short drive away, offering both challenge and greenery.

#### WHAT ELSE?

Commuting is made simple with South Woodford Station just ten minutes from the doorstep, offering swift journeys into the City and West End. The Central Line ensures convenient and reliable connections, making travel effortless.



#### 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, Sainsbury's, 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 picks for food include the Japanese restaurant Sakura and local favourite Nino's. 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. All round, it's a fantastic place to call home."

BEN CHARLETON  
E18 ASSISTANT BRANCH MANAGER

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**garden**  
garden is approx. 87'1" x 30'2"

**Porch**

**Storage**

**Reception**  
13'3" x 13'3"

**Reception**  
11'5" x 20'2"

**Kitchen/Diner**  
16'2" x 12'1"

**WC**

**Bedroom**  
9'7" x 13'3"

**Bedroom**  
11'0" x 13'5"

**Bathroom**

**Bedroom**  
7'3" x 12'1"

**Bedroom**  
16'2" x 7'8"

**Ensuite**

**Bedroom**  
12'6" x 10'9"

**Dressing Room**  
11'11" x 7'0"

**Ensuite**



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