



A refined and inviting two double bedroom family home with a garage and charming, west-facing rear garden. You're on a no-through road here, in pole position for Woodford's transport links, amenities and lovely leafy green environs.

A twelve minute walk east will bring you to Roding Valley Park, where you can follow the river up to Buckhurst Hill. Or head west and cut through Woodford Green for the epic natural solace of Epping Forest.

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IF YOU LIVED HERE...

You'll be dining and reclining in your 235 square foot lounge/diner, with natural light pouring in and leafy views complementing the pistachio green statement wall to fine effect. Recessed spotlights twinkle overhead when the sun goes down - it's a lovingly appointed, tranquil space. Next up is the kitchen where you've a suite of pine cabinets, marbled black countertops, a mosaic tiled backsplash and gorgeous garden views. There's even a dining nook, so you can enjoy a croissant and coffee before starting the day.

Step through the door for your west-facing garden and an absolutely clear skyline. Out here, past your timber deck, sit beds abounding in roses, fragrant honeysuckle and rosemary, plus a lush lawn. Back inside and head up to the first floor for two immaculate double bedrooms, your principal sleeper coming in at a sizeable 130 square feet. The family bathroom's a sparkling affair decked out in large format mocha travertine tiles with a walk-in shower cubicle, floating WC and heated towel rail. Lastly, the garage is just a few steps away from your front door, and totals 135 square feet.

Outside, and you're a mere twelve minute walk or five minute cycle from Woodford for a superlative gathering of shops and restaurants, as well the Central line. Woodford tube station will ferry you directly to Stratford in eleven minutes, Liverpool Street in twenty and Tottenham Court Road in twenty nine. Drivers can access both the North Circular and the city-escaping M11 in just four minutes. Whenever you're not in the mood for walking the 275 and 675 bus routes sit just a minute away for Woodford, Highams Park and Walthamstow.

WHAT ELSE?

- There are twelve primary/secondary schools less than mile away on foot, four with 'Outstanding' Ofsted status.
- The Broadway Fish House sources its wares from Billingsgate Fish Market, so you'll always be served up the freshest morsels here.
- Speaking of fish, The Sushi Co sits a few doors down and comes highly recommended. If you're having a night in with friends, you can't really go wrong with their sharing platters.



A WORD FROM THE OWNER...

"We have really enjoyed living here, first as a couple and then as a family when we had our children. The street is quiet and we are lucky to have some really lovely neighbours. We love the house's proximity to Epping Forest for woodland walks with Ray Park and Elmhurst Gardens also close by. Both Woodford and South Woodford are easily reached for all the shops and restaurants you could need. Our favourites are The Deli in Woodford who make the best coffees and Grand Trunk Road in South Woodford where the food is amazing. We hope the next owners will enjoy living here as much as we did!"

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Lounge / Dining Room
12'5" x 18'9"

Kitchen
12'5" x 8'3"

Bedroom
12'5" x 10'4"

Bathroom
8'6" x 4'7"

Bedroom
12'5" x 8'3"

Garage
8'1" x 16'6"

Garden
38'0" x 12'11"



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