



HIGHAM ROAD, WOODFORD GREEN

Offers In Excess Of £1,000,000 Freehold
5 Bed House - Mid Terrace



Features:

- Grand Victorian Terrace
- Driveway
- Five Bedrooms
- Two Bathrooms
- Cellar
- Large South Facing Garden
- Period Charm & Character
- Premier Residential Location

A gorgeously grand, enchanting and characterful five bedroom Victorian terrace, with beautiful vintage frontage, driveway and South facing garden. Impeccably arranged across three storeys, it's all just two minutes from Woodford Green.

Among a whole host of highlights your garden stands out. A good fifty feet long and South facing for lashings of sunlight. A large patio (with pergola) gives way to lush, immaculate lawn surrounded by thriving foliage and home to a second, smaller pergola and a handy shed.

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IF YOU LIVED HERE...

Reception one is on your right as you enter and immediately sets the tone, with the high ceilings of the period, that beautifully bright bay window – dressed in bistro shutters – and a powder grey paintjob up to the picture rail. An original tiled hearth sits in a picturesque mantel, for the perfect centrepiece. Next door your second reception raises the bar further, with rich dark hardwood floors, another 175 square feet of space and striking Royal Blue statement wall.

Next door your kitchen and diner combine for another 275 square foot of sociable space, artfully zoned by a modest breakfast bar protruding from your comprehensive suite of kitchen cabinets, cream and chrome beneath dark quartz worktops, also featuring a double width stainless steel chef's oven. Your dining area basks in light from French doors leading out to that glorious garden. A handy understairs cloakroom completes your ground floor.

Upstairs your principal bedroom is glorious in its original grand proportions, 210 square feet, softly carpeted with floor to ceiling wardrobes either side of the chimney breast and vintage hearth. Three more characterful bedrooms complete the storey, along with your fabulous family bathroom, a sleek boutique affair with marbled tilework, tub and dedicated shower cubicle. Upstairs your converted loft suite totals 140 square feet with garden views and

skylit en suite.

Outside and, as noted, it's just a few footsteps to the open nature and woodlands of Woodford Green itself, perfect for morning runs, evening strolls or exercising furry friends. It's also your gateway to the endless greenery of Epping Forest, Highams Park and Wanstead Flats – wander for miles or simply to your heart's content and forget you're in London. At the same time Woodford Green tube is just half a mile on foot, sat in zone four for speedy Central line links to the City and West End.

WHAT ELSE?

– Parents will be pleased to find fourteen primary/secondary schools, all rated 'Outstanding' or 'Good' by Ofsted and all less than twenty minutes' walk away.

– Don't forget that cellar. Another 240 square feet of space waiting to be explored.

– Date night? Try the delicious Rosso or Bel Sit, just a half mile stroll away across the green. Nearby Sushi Hut and Mezze on the Green are also well worth a try.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezze on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 ASSISTANT MANAGER

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Reception Room

13'0" x 12'0"

Reception Room

11'11" x 12'4"

Kitchen/Diner

11'1" x 25'9"

Bedroom

17'11" x 12'5"

Bedroom

12'1" x 12'4"

Bedroom

7'8" x 8'11"

Bathroom

7'7" x 7'8"

Bedroom

11'2" x 8'0"

Bedroom

10'6" x 13'7"

Ensuite

5'4" x 10'7"

Cellar

9'10" x 23'11"

Garden

59'0"

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