



ASHDON CLOSE, WOODFORD GREEN Offers In Excess Of £650,000 Freehold 3 Bed House - End Terrace



Features:

- Three / Four Bedroom End Terrace
- Driveway With EV Charging Point & Integral Garage
- High Quality Kitchen With Microcement Detailing
- Two Stunning Bathrooms With Crosswater Fittings
- Bespoke Oak Staircase & Other Beautiful Carpentry
- Plenty Of Carefully Considered Fitted Storage
- Low Maintenance Landscaped Garden With Pizza Oven
- Quiet Cul-De-Sac Location
- Moments From Woodford Station & Shops

Beautifully refurbished and set on a quiet Woodford cul-de-sac, this three/four-bedroom end-terrace home blends contemporary style with practical living. Highlights include a bespoke oak staircase, two luxury bathrooms, a high-spec kitchen with granite worktops, and a landscaped garden complete with outdoor kitchen and pizza oven. With a driveway, garage and plenty of storage throughout, it's designed for modern family life. Excellent local schools, independent stores and coffee shops are all nearby, while Woodford Station offers quick Central line access. Epping Forest's green open spaces are just moments away for weekend walks and cycling.

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IF YOU LIVED HERE...

Tucked away on a quiet cul-de-sac moments from Woodford Station, this beautifully refurbished three/four-bedroom end-terrace home combines elegant design with thoughtful practicality.

Beyond the mid-century style frontage, your ground floor offers a flexible reception or guest room, a sleek shower room, and access to the integral garage, complete with utility space, water softener and smart security system.

The heart of the home is the first-floor kitchen and dining area, fully reimagined with natural Crown Oak cabinetry, granite worktops and a microcement feature wall. High-spec appliances include NEFF, Miele and Blomberg, complemented by a Pronteau hot-water tap and dual extraction systems. Bespoke banquette seating and clever storage make it both stylish and practical.

Head up the bespoke oak staircase, you'll find three comfortable bedrooms, two of which have fitted storage (and one with dimmable lights). The main bathroom impresses with a marble-topped vanity, Crosswater fittings, an enamel tub, light well in

ceiling and underfloor heating.

Outside, the landscaped garden has porcelain tiling, oak sleeper details and a bespoke outdoor kitchen with running water, electricity, BBQ and pizza oven, perfect for entertaining. As it's on castors, it's moveable too - a genius touch.

With a driveway, insulated electric garage door, and easy access to Woodford's shops and Central line connections, this is a forever home where every detail has been carefully considered.

WHAT ELSE?

-Drivers can be on the North Circular in just a few minutes, or the M25 in around 10 mins.

-Despite all the greenery, you'll never be stuck for essentials since there's an abundance of convenience stores nearby, including a Waitrose and M&S in nearby South Woodford.

-How about a stroll towards Highams Park, stopping at the Rose & Crown pub for some tasty grub and a pint served up in a friendly atmosphere? It's 0.8 miles away.



A WORD FROM THE OWNER...

"What we've loved most about living here is the wonderful community spirit. Our neighbours have become friends, and we've celebrated everything from first to 90th birthdays together as part of our Woodford family. With several excellent nurseries, primary, and secondary schools close by, it's been the perfect place for family life and community connection.

Woodford Tube Station is just a short walk away, making commuting convenient. Everything we need is right on our doorstep: the local library, gym, post office, doctors, and pharmacies, plus a fantastic range of nearby classes from yoga and kickboxing to ballet and music tutoring. There's also no shortage of great places to eat and shop. Sainsbury's, the Co-op, cafés, pubs, and restaurants, as well as a wonderful local deli. Our top recommendation is the much-loved Belsit. A one-of-a-kind spot where Italy meets Essex, just a five-minute walk up the hill.

We've also loved being so close to Epping Forest, with its beautiful walks and bike trails in every direction — the perfect place to enjoy nature right on the doorstep."

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Utility Room / Storage / Garage

8'9" x 18'6"

Bedroom

15'2" x 8'11"

Reception Room / Guest Room

8'9" x 11'8"

Bathroom

8'9" x 6'7"

Shower Room

Bedroom

7'10" x 14'9"

Kitchen / Diner

15'1" x 17'5"

Bedroom

7'0" x 8'9"

Reception Room

15'1" x 13'2"



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