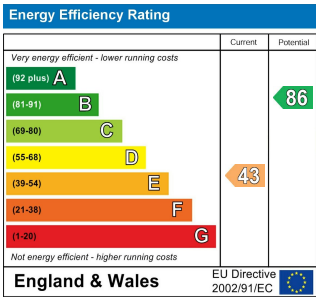
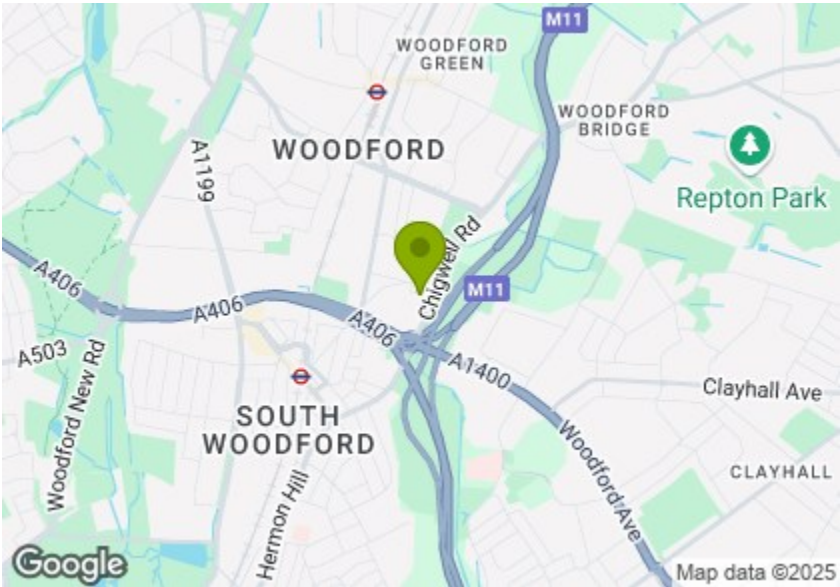




Total Area = 118.3 sq m / 1274 sq ft
This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.



WAVERLEY ROAD, SOUTH WOODFORD
Offers In Excess Of £675,000 Freehold
4 Bed House - End Terrace



Features:

- 1930s Four bedroom house
- Two bathrooms
- Corner plot
- Extended loft
- Recently refurbished
- Garage
- West facing garden
- Chain free

Nestled in the green sweetspot of Woodford, this immaculately refurbished four bedroom family home is a superb example of the type. Everything is artfully arranged over three storeys, with twin bathrooms and a striking open plan ground floor.

Just moments away you have the expansive greenery of Roding Valley Park and the blue waters of the Roding, whenever you fancy a riverside stroll or a morning jog.

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IF YOU LIVED HERE...

You'll be reaping all the benefits of the recent full, back-to-bricks refurbishment, with new windows, central heating and electrics. Step into your generous front lounge and you'll be immediately impressed by your impeccable open plan ground floor. The expansive kitchen/diner is laid open to the lounge with clear sightlines from front to back. Blonde engineered oak flooring runs underfoot throughout, your lounge area features a striking statement wall in Farrow & Ball paint, and your kitchen's handsomely decked out with a sleek suite of cabinets, Lusso taps and breakfast bar. Natural light flows through it all.

Brand new double French doors sit to the rear, leading out to your private garden, with an immaculate patio and lush lawn flanked by high, new timber fencing, ending in your private garage. Back inside and head upstairs for your collection of first floor bedrooms. The master sits to the front, a generous double with plush carpet and a handy dressing nook. Bedroom two and three are both solid doubles, each equally ideal for use as a home working space.

Your family bathroom completes this storey – elegantly finished in large format cream tiling from tub to ceiling, Mandarin Stone floor tiles, pale peach paintjob and a shower over the tub. Head up the plushly carpeted second staircase for your expertly realised loft conversion. Here you have a gorgeous penthouse

double sleeper, dual aspect with twin skylights and en suite shower room, itself decked out with Mosaic Factory hexagons underfoot and a walk in Grohe rainfall shower.

WHAT ELSE?

- There are no fewer than five 'Outstanding' primary/secondary schools less than a mile away on foot. A further seven are just as close and deemed 'Good', an excellent ratio.
- You have the City around a half hour away door to door. It's less than fifteen minutes on foot to South Woodford station, sat in zone four on the Central line. From here it's just sixteen minutes direct to Liverpool Street. You also have that private garage for parking, directly accessible from the road, and drivers can be on the North Circular in just a couple of minutes.
- The local social hub of George Lane lies just beyond the station, home to a range of cafes and supermarkets, plus the much loved namesake gastropub, The George, as well as Woodford's Art Deco Odeon cinema.



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, Sainsburys, 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 favourites for food include the Japanese restaurant Sakura, and the award-winning Indian Grand Trunk Road. 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. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

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Reception room
12'4" x 10'6"

Kitchen/Dining room
16'1" x 13'5"

Garden
47'6" x 17'6"

Garage
15'5" x 7'10"

Bedroom
18'3" x 11'9"

Bedroom
8'3" x 6'6"

Bedroom
9'11" x 7'8"

Bathroom

Bedroom
18'0" x 13'5"

Ensuite



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