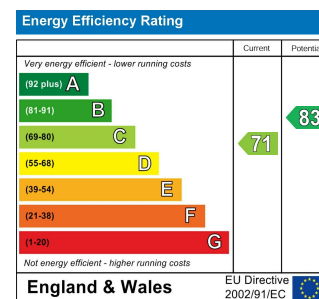


Total Area: 99.8 m² ... 1075 ft²

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.



AVON WAY, SOUTH WOODFORD

Offers In Excess Of £625,000 Freehold 3 Bed House



Features:

- Architecturally Unique Town House/Bridge Concept
- Two / Three Bedrooms & Two Modern Bathrooms
- Secluded Private Rear Garden With Large Shed
- Central Spine Layout With Sense of Suspension & Lightness
- Refurbished With New Dining Kitchen & Plenty Of Storage
- Elevated Vantage Point With Views
- Secure Side Access
- Cul-De-Sac / Close To Station / Sold Chain Free
- Separate Utility Cupboard

This unique 'bridge concept' home, designed around a central spine, offers a real sense of lightness and elevation, with views across South Woodford. Flexible living includes two to three bedrooms, two modern bathrooms, and a refurbished kitchen/diner with abundant storage. Outside, enjoy a secluded rear garden and secure side access.

Sitting in an enviable cul-de-sac location, it's surrounded by lush greenery, excellent amenities, and strong transport links. Sold chain-free, this is a rare opportunity to own a distinctive, character-filled home in a highly sought-after area.

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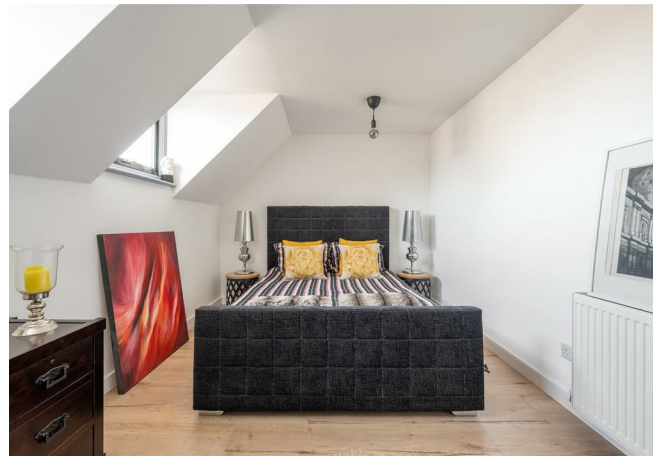
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IF YOU LIVED HERE...

Set in highly desirable South Woodford, this architecturally unique home captures a striking sense of suspension, appearing in part to float above the space below. Its central spine layout allows natural light to flow throughout, combining modern living with innovative design.

Inside, the home offers a flexible kind of living with two to three bedrooms (the third currently configured as a reception), two modern bathrooms, and a refurbished kitchen/diner, which is perfect for entertaining. Outside, a private rear garden provides further space, complete with a large shed.

Just a few minutes away on foot you'll find some excellent eateries, including Italian Nino's and dining hot spot Jones & Son. You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema.

As for green space, Roding Valley Park is just a stroll away, while Epping Forest is a similar distance in the other direction.

South Woodford station is a short distance. From here the Central line can take you to Liverpool Street in around 20 mins. Drivers can be on the North Circular in just a few minutes.

WHAT ELSE?

- Mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Expect to find high-welfare meat, artisan baked good and handcrafted arts.
- Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe where ingredients with well sourced ingredients and exceptional brunches. It's just nine minutes away on foot.
- Stansted Airport is around half an hour door-to-door, handy for jet-setters.



A WORD FROM THE EXPERT...

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre is George Lane, home to M&S, Waitrose and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Pause Pilates and Elmhurst Gardens tennis courts are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT
E18 BRANCH MANAGER

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Reception/Bedroom

12'8" x 13'2"

Storage

Shower Room

Reception

13'7" x 13'3"

Storage

Kitchen/Diner

14'9" x 9'3"

Bedroom

9'1" x 10'1"

Bedroom

9'3" x 15'5"

Storage

Bathroom

Storage



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