



BRESSEY GROVE, SOUTH WOODFORD
Offers In Excess Of £1,100,000 Freehold
4 Bed House - Semi-Detached



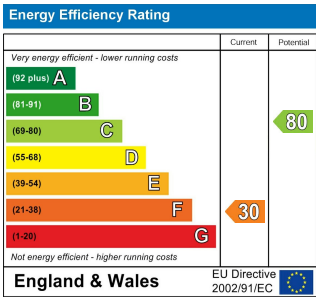
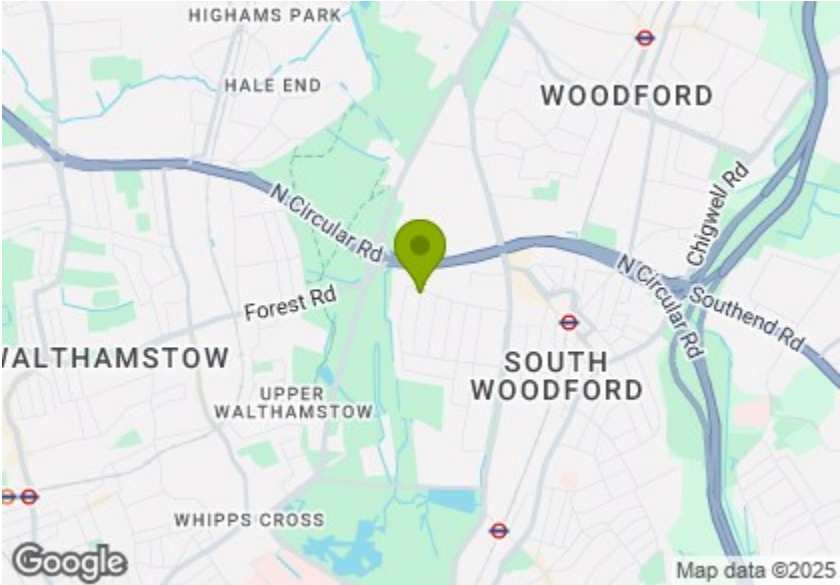
Features:

- **SOLD BY THE STOW BROTHERS**
- Semi-Detached & Double Fronted
- Prestigious Firs Estate Location
- Large Corner Plot with Fantastic Potential for Development (STP)
- 75ft South Facing Rear Garden
- Internal Garage + Workshop To Side
- Driveway for Multiple Cars
- Easy Access to Epping Forest
- Close to George Lane + South Woodford Station

A stately and substantial four bedroom family home, epically spacious and brimming with potential across more than 1650 square feet. You're sat on an enviable corner plot here, with a vast rear garden and Epping Forest just five minutes away.

Despite the already impressive proportions, your new home has plenty of potential for further expansion, with that immense garden and barely touched loft space ripe for development should you wish (subject to the usual permissions).

REQUEST A VIEWING
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IF YOU LIVED HERE...

Where to start? Your generous vintage storm porch opens up into that impressively broad hallway, open plan staircase rising ahead and the first of your numerous hosting spaces on your right. Coming at a generous 180 square feet, bay windowed and bright, this is a superb introduction ready and waiting for you to make it your own. An immediate thought may be to connect it with your 190 square foot second reception to the rear.

In here you have scope for a truly vast open-plan ground floor, festooned with vintage archways and already laid open to your beautifully bright conservatory, this is another potentially palatial spot for welcoming friends and family alike. That conservatory frames impressive widescreen views of your vast garden; seventy five square feet of lush, South facing lawn - flanked by high, lovingly curated screening greenery and all barely overlooked thanks to your corner position.

The ground floor's completed by your kitchen, with terracotta floors and and white cabinetry, flowing round to a handy utility room and extra downstairs bathroom. Upstairs, you have no fewer than three bay-fronted bedrooms arranged across your frontage, the principal sleeper totals 180 square feet, and you also have a generous single, lovely dual aspect double and another double of

140 square foot to the rear, with garden view. Your family bathroom completes things, with a handy separated WC.

Outside and, as noted, endlessly explorable Epping Forest is just five minutes away on foot. Here you can wander all the way to Highams Park in the North or Hollow Ponds in the South, all while barely seeing a road. Alternatively, Woodford's social hub of George Lane is just a half mile on foot, for the art deco Odeon cinema, supermarkets, cafes and a generous range of bars and restaurants. Finally, South Woodford tube is just half a mile on foot for the Central line and speedy, direct connections to the City and West End.

WHAT ELSE?

- Adding to those fabulous fundamentals, you have no fewer than five 'Outstanding' primary/secondary schools, all less than a mile away on foot.
- You have that private garage/workshop, as well as that huge driveway, for a wealth of secure off street parking. Drives can be on the arterial North Circular in less than five minutes.
- If you fancy a change of scene, then Wanstead High Street, the bustling heart of this picturesque East London village, is just a twenty minute stroll of a weekend, and home to its own range of bars and gastropubs.



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 takeaway Sakura, and newly opened independent cafe Bobo & Wild. 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."

BEN CHARLETON
E18 ASSISTANT MANAGER

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Reception Room
14'7" x 13'11"

Reception Room
15'8" x 11'11"

Conservatory
11'3" x 7'8"

Kitchen
11'11" x 8'8"

Shower Room

Garage
15'2" x 8'3"

Bedroom
14'7" x 12'11"



Bedroom
12'2" x 12'0"

Bathroom
8'8" x 5'4"

WC

Bedroom
15'1" x 8'3"

Bedroom
8'10" x 7'11"

Garden
75'5"



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