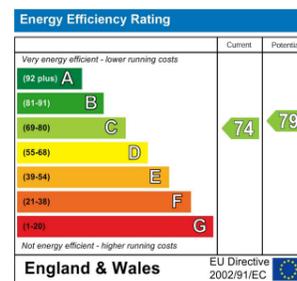
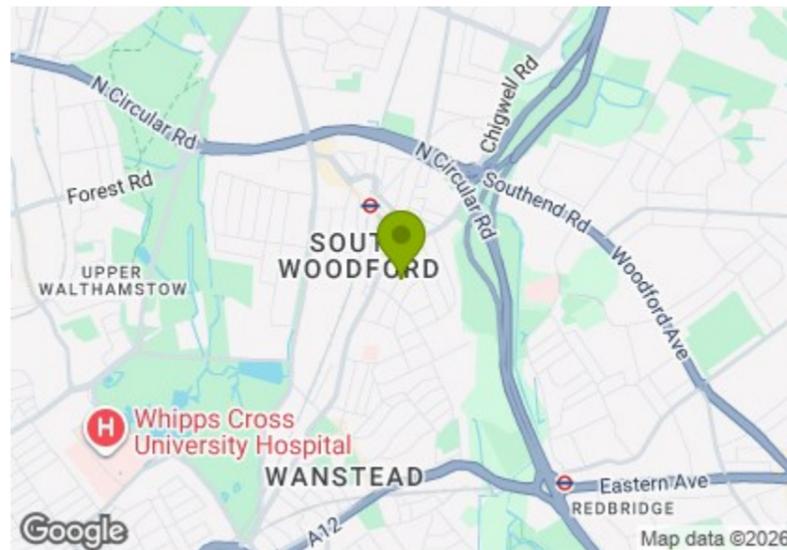


Total Area (Excluding Garage): 141.7 m<sup>2</sup> ... 1525 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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.



## SHERWOOD AVENUE, SOUTH WOODFORD Offers In Excess Of £1,000,000 Freehold 4 Bed House



### Features:

- Four Bedroom House
- Two Bathrooms
- Driveway For Multiple Cars
- Garage
- Ground Floor WC & Utility Room
- Mature South Facing Garden
- Easy Access To Wanstead High Street & George Lane
- Nightingale Primary School Location

Perfectly nestled between South Woodford and Wanstead, this brilliantly sized four-bedroom home has an impressive list of highlights, including two bathrooms and a WC, a utility room, a driveway for multiple cars, a garage, plus a south-facing rear garden.

Not only do you have the vast greenery of Epping Forest and Roding Valley nearby, you've also got E18's excellent amenities on your doorstep, including fantastic transport links, while Wanstead's offerings are only slightly further.

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#### IF YOU LIVED HERE...

You'll love the sense of space that this huge home provides - excluding the garage, it packs in a huge 1525 square foot - all beautifully designed, too.

You're set up well with the two reception rooms - both are bright and spacious with an abundance of natural light, while the adjacent kitchen is perfectly placed - complete with sleek units and integrated appliances. You'll love the fact that the rear of the home overlooks your lush south-facing garden, which has a brilliant sense of seclusion thanks to the peaceful location and rich foliage.

The large garage, ground floor WC and utility room will be particularly convenient, as will the spacious hallway with storage, while upstairs you'll find four good sized bedrooms, as well two bathrooms.

Despite its rural, village-like charm, South Woodford is full of urban hot spots. A branch of Jones & Sons sits less than a mile away. Anyone familiar with the original Dalston location will know

this is fine dining done right. You've also got a brilliant choice of supermarkets, including Waitrose and M&S, and even a local cinema. Don't miss the South Woodford Farmers' Market, held every third Sunday of the month.

For even more amenities, nearby Wanstead has plenty to offer too, although South Woodford just edges it in terms of convenience.

#### WHAT ELSE?

- South Woodford station is just ten minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools nearby, including the popular Nightingale Primary School.
- Make the Railway Bell your new local. Just eight minutes away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.



#### 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**  
12'7" x 26'8"

**Reception**  
8'11" x 11'5"

**Utility**  
8'3" x 8'8"

**WC**

**Kitchen**  
17'6" x 9'1"

**Bedroom**  
12'5" x 13'7"

**Bedroom**  
11'4" x 13'0"

**Bedroom**  
17'4" x 8'10"

**Shower Room**

**Bedroom**  
9'4" x 12'0"

**Garden**  
30'2" x 77'1"

**Garage**  
9'4" x 17'10"

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