



- In Excess of 2200 SQ. FT Excluding Basement & Garden Room
- Five Comfortable Bedrooms
- Three Designer Bathrooms Plus Ground Floor Shower Room
- Dual Reception Rooms
- Gated Driveway
- 650 SQ. FT Of Garden Space
- Quick Access To Epping Forest
- Chain Free

When it comes to location you couldn't ask for more. The endlessly exploreable expanse of Epping Forest is barely three minutes around the corner, while the wining and dining spots and transport links of George Lane and South Woodford tube are around a half mile on foot.

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IF YOU LIVED HERE...

You'll be stretching out in 2200 square feet of immaculately arranged space, that's not including the cellar, garage or garden studio. That grand, pristine frontage will be first to impress, nicely set back from the road by the gated driveway and bespoke timber planters and establishing the stylish smoky grey colour scheme from the outset. Step inside and your 150 square foot front reception is right on your left. It's sleek, bright and welcoming but the best is yet to come.

Across the hall you have your main lounge, a striking 180 square feet in its own right, with a blank hearth and signature smoky grey floor tiles underfoot. But it's the bright, clear sight-lines into your open plan kitchen/diner that will really take your breath away, as a pair of oversized skylights and twin banks of bi-folding patio doors flood the whole 430 square feet with natural light. The kitchen area features a generous suite of smooth grey cabinetry, high end integrated appliances and smart marbled work surfaces. A large chef's island takes centre stage, basking in the light from the garden.

Throw those bi-folding doors back to bring the outside in and step out onto a pair of raised patios, descending to a substantial stretch of lawn, surrounded by bespoke timber fencing and planters, and ending in another patio. Perfect for al fresco dining and home to your 120 square foot, dual aspect fully powered garden studio. With twin banks of patio doors, it's ideal for all manner of uses from home office to fitness studio, all year round. Back inside and the ground floor is completed by the first of your four bathrooms.

Upstairs and your principal sleeper totals almost 180 square feet, with the soft grey carpet and designer fittings that define all your plush bedrooms. Here you also have a dual aspect, strikingly expansive en suite with walk in rainfall shower. To the rear is yet another bathroom, a 110 square foot family affair, with freestanding tub below the large window, twin vanity sinks and a dedicated corner shower cubicle. Two more plush bedrooms complete the second storey.

Into the expertly converted loft now, extended into a whole other wing for a generous helping of extra living space. Both bedrooms are fresh, pristine and skylit with chrome fittings and designer radiators. Your fourth bathroom is up here, a skylit en suite with smoky grey trim and freestanding rainfall shower cubicle. Interconnected and self contained, it all adds up to the perfect penthouse finish for this enviable, palatial property.

WHAT ELSE?

- As noted, you have a driveway as well as a private garage. Drivers can be on the North Circular in just two minutes. Alternatively, South Woodford tube is just a fifteen minute walk for the central line and direct eighteen minute runs to Liverpool Street.
- This impressive property is presented chain free, for that all important speedy, hassle free move.
- Parents will be pleased to discover a fine choice of local schools, with six 'Outstanding' primary/secondaries less than a mile on foot, and a further nine just as close, deemed 'Good'.



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.

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Garden
55'3" x 39'4"

Garden Studio
18'11" x 12'5"

Cellar
26'8" x 18'9"

Garage
10'1" x 15'5"

Reception Room
9'8" x 15'7"

Reception Room
10'2" x 17'6"

Bathroom
9'8" x 3'9"

Kitchen/ Diner
36'10" x 18'0"

Bedroom
9'9" x 17'6"

Ensuite
10'2" x 14'9"

Bedroom
10'4" x 6'6"

Bedroom
10'4" x 10'7"

Bathroom
13'0" x 8'4"

Bedroom
9'6" x 14'9"



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