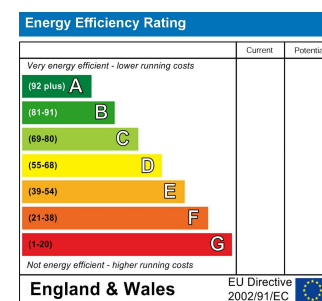




Total Area: 172.7 m² ... 1858 ft²

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.



SHENFIELD ROAD, WOODFORD GREEN

Offers In Excess Of £850,000 Freehold 4 Bed House



Features:

- Four Bedrooms
- 100 Foot Garden
- 1930s Family Home
- Driveway For Multiple Cars
- Short Walking Distance to Woodford Tube Station
- Chain-free
- Quiet Residential Location
- Short Distance to Churchfields School
- Potential to Extend (STPP)

Set on one of Woodford Green's quiet residential streets, this substantial 1930s family home offers an impressive amount of space both inside and out. With a series of generous reception rooms, flexible accommodation across two floors and a wonderfully long rear garden, it is a house designed for family life and one that offers plenty of scope to evolve alongside it. Just a short stroll from Woodford Station, well-regarded schools and the green open spaces of Epping Forest, this is a rare opportunity to secure a home of genuine scale in a location that continues to be hugely sought after by families.

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IF YOU LIVED HERE...

Approaching from the generous driveway, the classic 1930s frontage gives an immediate sense of the space waiting inside. The ground floor unfolds across a series of beautifully proportioned rooms, creating a layout that feels wonderfully adaptable for modern family life. To the front, the bay-fronted reception room is bright and welcoming, while a second reception room offers a natural setting for family meals, celebrations and everyday gatherings.

Further along, a third reception room opens towards the conservatory, creating an impressive run of living space overlooking the garden. Whether you're entertaining friends, hosting family occasions or simply enjoying a quieter evening at home, there is room here for everyone to spread out comfortably. The kitchen and dining area sits to the rear, complemented by a separate utility room and ground floor WC, making day-to-day living pleasingly practical.

The garden is a genuine highlight. Stretching to around 100 feet, it provides an exceptional amount of outdoor space so close to the station. There is plenty of room for children to play, keen gardeners to get creative or future owners to explore extending the house further, subject to planning permission.

One of the home's most versatile features is the ground floor bedroom with its own ensuite shower room, ideal for guests, older relatives or independent teenagers. Upstairs, three further bedrooms are arranged around a central landing. The principal bedroom is especially generous, with a wide bay window and plenty of room for freestanding storage, while the second bedroom is another comfortable double overlooking the garden. The remaining bedroom works well as a child's room, nursery or home office, giving the first floor the flexibility families so often need. A family bathroom completes the upper level.

WHAT ELSE?

- Woodford Station is within easy walking distance, with Central line services providing straightforward journeys into the City, West End and beyond.
- For coffee, brunch and relaxed meals close to home, Woodford Broadway has local favourites including Honey I'm Home and Rosso, while a little further south, George Lane in South Woodford offers popular independents such as Bobo & Wild.
- Parents will be delighted to find a range of well-regarded local schools in the area, including Churchfields, while nearby Epping Forest provides acres of woodland walks, cycling routes and open green space to enjoy throughout the year.



A WORD FROM THE EXPERT...

"If you are new to Woodford Green, a quick walk or drive around the area shows what a fantastic place it is, but here is a bit of insider insight. I first got to know it through its great food, drink and nightlife. There is a mix of cosy pubs, independent cafés, smart cocktail spots and lively restaurants, so there is always somewhere new to try. Food lovers have plenty of choice, from classic fish and chips to Mediterranean dishes, hearty Sunday roasts and authentic Italian favourites. Whether you want a quick bite or a long lunch with friends, the dining scene has something for everyone. What truly sets Woodford Green apart is the green space. Epping Forest is only minutes away and offers one of the most impressive natural landscapes in the region. There are several open green spaces nearby. Salway Park and Gardens are close at hand, while Churchfields Park is also conveniently located nearby and features a children's recreation area. The Green is within easy reach and provides a spacious setting where visitors can enjoy watching local cricket matches

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

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Reception
11'5" x 14'3"

Reception
11'5" x 14'0"

Conservatory
14'1" x 17'10"

Kitchen/Diner
15'8" x 11'0"

Utility
4'6" x 9'1"

Reception
19'1" x 12'5"

WC

Bedroom
10'2" x 11'1"

Ensuite
9'10" x 5'1"

Bedroom
11'5" x 14'3"

Bedroom
11'5" x 14'0"

Bedroom
7'11" x 10'4"

Bathroom
4'9" x 8'4"

Garden
102'0" x 32'7"

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