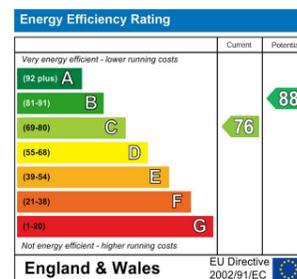




Total Area (Excluding Garden Studio): 102.7 m² ... 1106 ft²

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.



CHAPELMOUNT ROAD, WOODFORD GREEN Offers In Excess Of £600,000 Freehold 3 Bed House



Features:

- Modern Three Bedroom End-Terrace
- Driveway For Multiple Cars & Side Access
- Kitchen & First Floor Extensions
- South Facing Garden With High Quality Garden Room
- Utility Room & Ground Floor WC
- Two First Floor Dressing Areas
- Cul-De-Sac Location Close To Shops
- Close To Claybury Park

A modern three-bedroom end terrace, tucked away on a quiet Woodford Green cul-de-sac, with a driveway for multiple cars, side access and a south facing garden. Extended both to the rear and on the first floor, it offers generous, practical living space in a spot that feels calm and well connected, close to local shops and Claybury Park.

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E17 & E10
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IF YOU LIVED HERE...

You'd step through the porch and into a long through reception, where pale flooring, recessed lighting and a soft neutral palette help the space feel bright and settled. There's plenty of room to arrange distinct seating and dining areas, and the proportions make everyday life feel easy rather than crowded. A ground floor WC sits handily off the hall, with storage tucked nearby.

To the rear, the extended kitchen is clean-lined and contemporary, with sleek cabinetry, generous worktop space, and a central island for cooking, chatting or a quick breakfast before the day begins. Just off it, the utility room keeps the practical bits neatly out of sight. Beyond the kitchen, the south facing garden brings a welcome stretch of green, with the garden studio set at the far end. Finished to a high standard and complete with its own WC and separate store/utility, it adds a useful extra layer of space.

Upstairs, the first-floor extension has helped create three bedrooms, a smart bathroom and two separate dressing areas. The largest bedroom is especially generous, while the other two are well arranged and full of natural light, all finished in the same

calm, well-kept style found downstairs.

WHAT ELSE?

- Claybury Woods and Park is nearby for long walks and fresh air, with more than 70 hectares of meadows, ponds, veteran trees and ancient oak and hornbeam woodland.

- Woodford station is on the Central line, and around the station The Broadway has a good mix of local restaurants, bars and food spots, including Broadway Restaurant and The Broadway Deli & Grocery.

- Woodford Green Library & Gym on Snakes Lane West is another useful local fixture, with a spacious library and a modern gym under one roof.



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. Closer to home, Ray Lodge Park is popular with families and dog walkers, with woodland, good paths and a welcoming atmosphere."

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

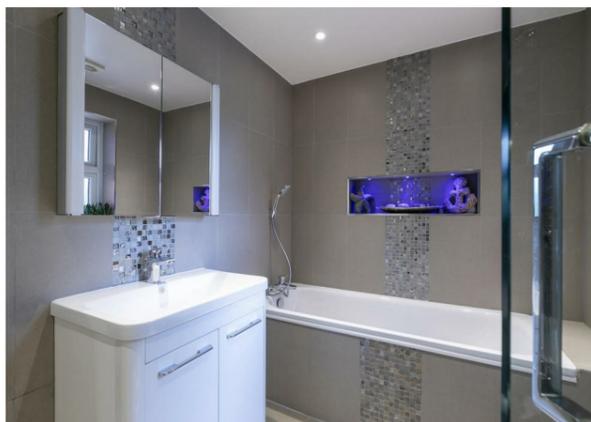
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Reception

15'8" x 26'6"

Kitchen

14'5" x 10'0"

Utility

5'4" x 11'7"

Bedroom

8'10" x 14'5"

Bedroom

9'6" x 8'10"

Bedroom

6'6" x 9'2"

Dressing Room

5'6" x 4'9"

Bathroom

8'10" x 6'2"

Garden Studio

10'5" x 18'6"

Storage/Utility

3'10" x 14'2"

Garden

approx. 60'0" x 20'9"



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