

ELFRIDA CLOSE, WOODFORD GREEN

Offers In Excess Of £600,000 Freehold 2 Bed House



Features:

- One of a Kind Gated Residence
- Chain Free
- Garage With Underfloor Heating
- Flexible Living Accommodation In Excess Of 1600 Sq Ft
- Secluded Balcony With Leafy Views
- Courtyard With Rear Access
- Impressive Vaulted Living Space
- High Specification Throughout

A unique find, this bespoke, gated, two bedroom, two bathroom, three storey home features a pair of vast reception spaces and a large balcony. Bursting with artful designer touches throughout, you're just five minutes from Epping Forest.

As well as countless other luxuries, your utility room can also serve as a private garage with underfloor heating. So your pride and joy can keep its tyres cosy. Drivers will be pleased to find the North Circular just five minutes' drive away.

REQUEST A VIEWING
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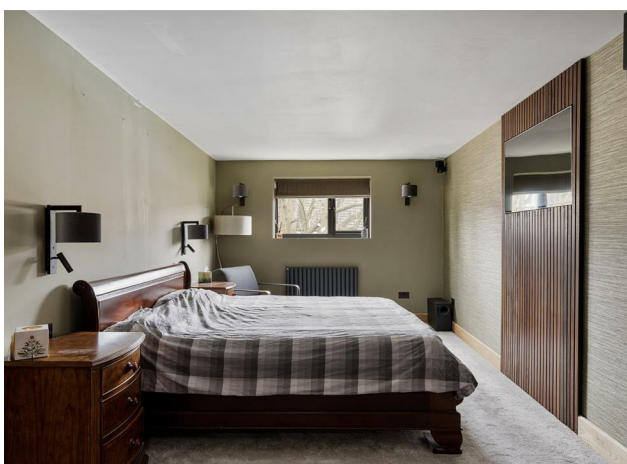
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IF YOU LIVED HERE...

With over 1600 square feet of immaculate living space to stretch out in, you can let your imagination run free here. Your lower ground floor is largely taken up by a 430 square foot, reception room, with smoky grey herringbone floor with underfloor heating, and a raised home working area. Bedroom one, a large double with a sleek, boutique designer en suite, is sat to one side behind smoked glass and timber panelling.

Upstairs and your principal bedroom is a lengthy 210 square feet, brimming with five star style from the soft grey carpet to the timber panelling with built in TV, and integrated wardrobes. Next door your family bathroom is more impressive still, elegantly arranged with twin vanity sinks, brass fittings and an oversized walk in rainfall shower cubicle, with designer onyx fittings. Your utility room (or garage) completes the floor.

Head up the open plan staircase and slate tilework for your naturally bright and inarguably immense top storey. Totalling 475 square feet, with engineered blonde hardwood floors beneath a striking, skylit, vaulted ceiling, this is a social space of industrial

proportions. Your kitchen is generously stacked with downlit glossy black cabinetry, while bifolding doors open out onto that 150 square foot balcony, offering treetop views all round.

WHAT ELSE?

- South Woodford tube is around fifteen minutes on foot. From here you can get directly to the City and West End via the speedy Central line.
- This impeccable property is presented chain free, for the kind of speedy, hassle free move we all love.
- As well as the open greenery of Epping Forest less than five minutes from your front door, you have the social hub of George Lane just half a mile away on foot, for a range of independent cafes, bars and gastropubs.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezze on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 ASSISTANT MANAGER

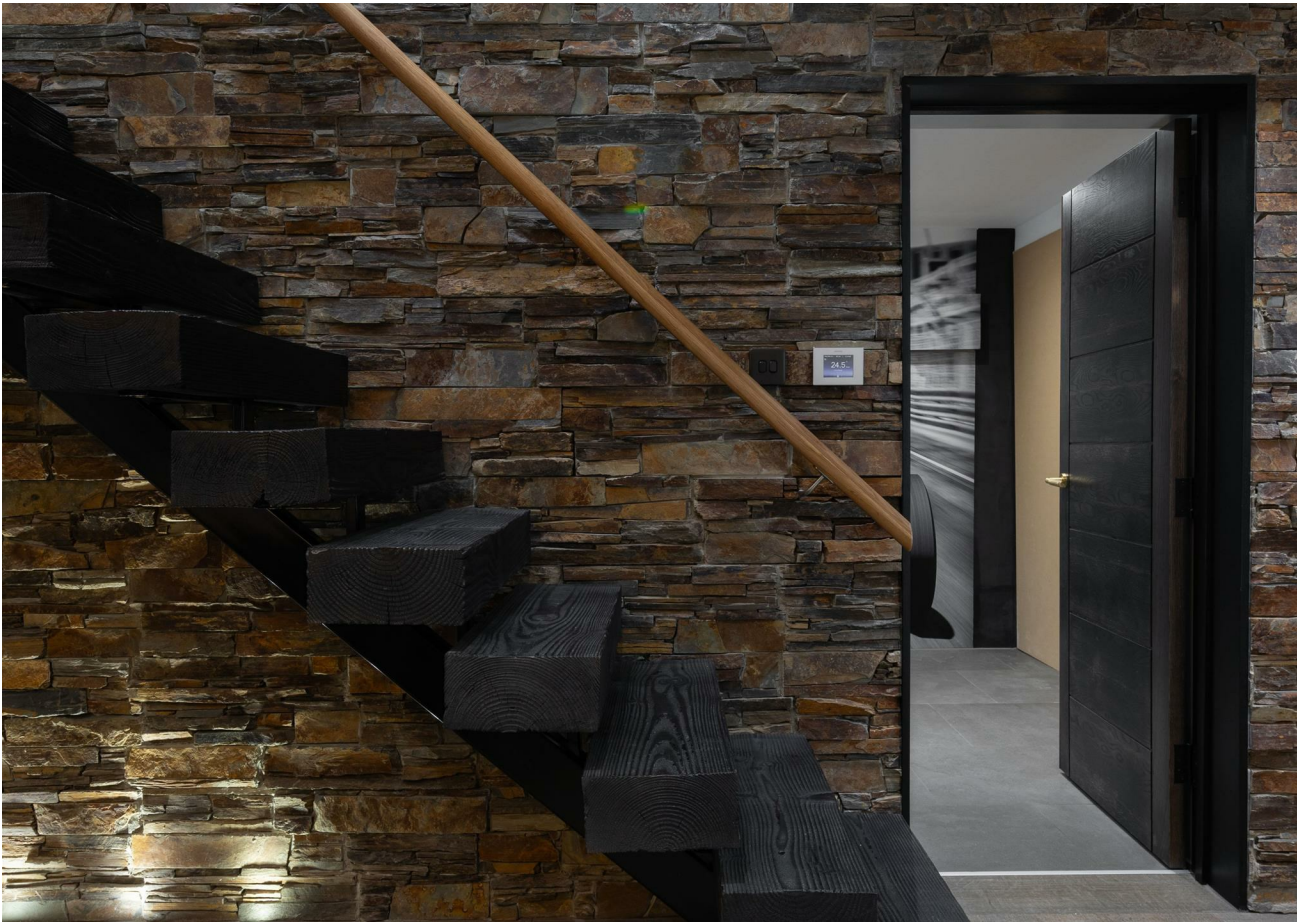
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Reception Room
26'11" x 18'2"

Shower Room
8'6" x 6'5"

Patio
13'1" x 13'1"

Utility Room
16'11" x 7'8"

Bedroom
11'1" x 8'2"

Kitchen / Reception Room
27'6" x 16'11"

Ensuite
7'10" x 4'11"

Balcony
15'1" x 9'5"

Bedroom
23'11" x 9'3"



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