

GREENHEYS DRIVE, SOUTH WOODFORD

Offers In Excess Of £1,000,000 Freehold

3 Bed House - Semi-Detached



Features:

- **SOLD BY THE STOW BROTHERS**
- Firs Estate Location
- Fantastic Condition Throughout
- Vast Kitchen Dining Area
- West Facing Garden With Garden Room
- Driveway
- Two Bathrooms
- Planning Permission For Loft Extension Granted

A superbly proportioned three bedroom semi-detached, smartly finished throughout with twin bathrooms and a self contained guest studio in the generous West-facing garden. It's all enviably located in South Woodford's leafy and peaceful Firs estate.

Among the many highlights of your sought after spot is Epping Forest, mere moments away. You can be exploring the endless green woodlands barely ten minutes after stepping foot outside your front door.

REQUEST A VIEWING
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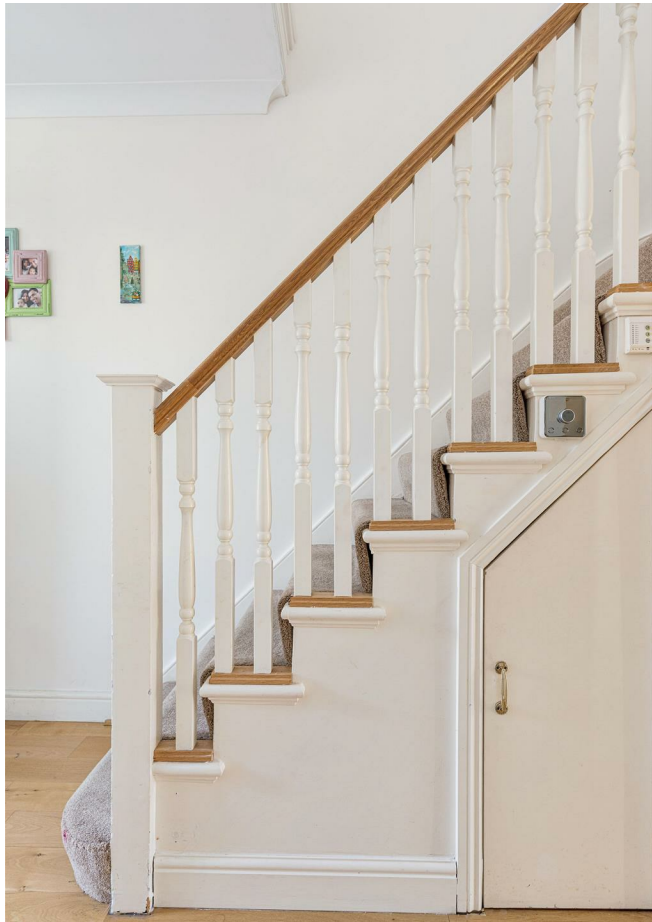
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IF YOU LIVED HERE...

You'll be stretching out in almost 1400 square feet of living space, plus that substantial garden studio – and you even have potential to extend further. Your front reception's bright and welcoming, with large bay window and blonde hardwood floors underfoot and recessed spotlights overhead. Explore further for the first of your twin bathrooms, a sleek boutique shower room, fully tiled in pastel letterboxes.

The true highlight of your new home is your 390 square foot kitchen/diner, artfully arranged around a central chef's island. With a wealth of mint green cabinetry, more of that charming blonde hardwood underfoot and floods of natural light streaming in from the bi-folding patio doors. Throw these back to step out onto your broad patio, giving way to a lush length of lawn, barely overlooked and flanked by timber fencing.

At the end you have that powered and insulated garden studio. 160 square feet with handy WC and a wealth of integrated storage, this is ideal for self contained guest accommodation or a standalone home office. Upstairs, all three of your bedrooms are generous doubles ranging from 110 to 175 square feet, each one naturally bright and finished in that white and blonde aesthetic. Finally your family bathroom is another tranquil pastel affair, with a shower over the

L-shaped tub.

Outside, and as noted, you have the vast greenery of Epping Forest just a half mile away on foot. Perfect for a morning jog, evening stroll or just exercising furry friends. Just as handy in the other direction is the local social hub of George Lane, with an ever evolving choice of cafes, restaurants and gastropubs, plus the Art Deco Odeon cinema. Finally, South Woodford tube station is just a nine minute stroll from your new front door, for direct and speedy access to the City and West End via the Central line.

WHAT ELSE?

- You have a sizeable driveway and drivers can be on the arterial North Circular in just five minutes.
- With your loft space so far unexplored, you have plenty of potential to follow in your neighbours' footsteps and add your own whole new storey (subject to the usual permissions).
- Local schools are excellent and plentiful, with sixteen 'Outstanding', 'Good' or independent establishments all less than a mile away on foot.



A WORD FROM THE OWNER...

"This is a wonderful house which provided us an excellent place to start our family. the Firs Estate is beautiful with gorgeous cherry blossom lined streets and quiet green spaces. The house is very close to local amenities, especially South Woodford high street. We especially love spending Sunday mornings sipping coffee at Gails, visiting the street market and buying fresh produce from local sellers. In addition, the house is very close to Waitrose, M&S and Sainsbury's for groceries, the Odeon for an impromptu movie and the lush green expanse of Epping Forest. The area has a plethora of excellent schools to choose from, coupled with plenty of parks and activities for young children."

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Reception
16'2" x 15'3"

Bedroom
13'10" x 13'3"

Kitchen / Diner
23'3" x 17'1"

Bathroom
7'8" x 7'4"

Shower Room

Outbuilding
16'6" x 10'10"

Bedroom
11'0" x 10'2"

WC

Bedroom
11'1" x 11'1"

Garden
55'9"



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