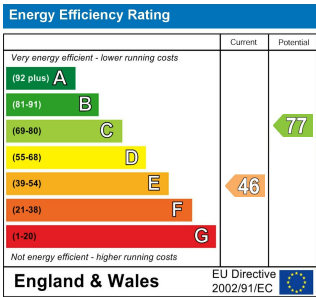
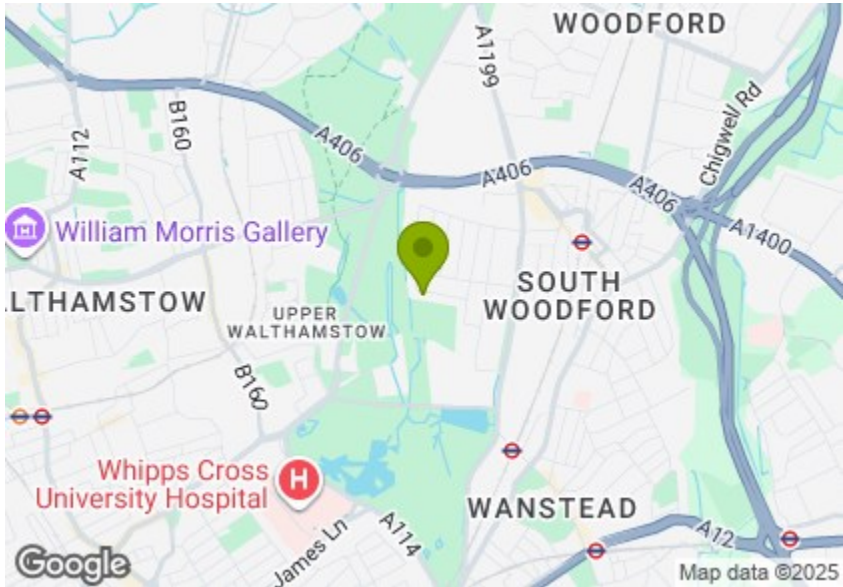




Total Area: 167.1 m² ... 1798 ft²

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.



CHEYNE AVENUE, SOUTH WOODFORD

Offers In Excess Of £1,150,000 Freehold

5 Bed House - Terraced



Features:

- Five bedroom 1930s house
- Two bathrooms + two WCs
- Large south facing garden
- Firs Estate location
- Utility room & study
- Green outlook over playing fields
- Driveway for multiple cars
- Close to Epping Forest

A vastly proportioned and elegantly appointed five bedroom 1930s family home, with impressive side and loft extensions to the original architecture for a wealth of living space over three floors. You also have a double driveway and garden.

It's all just fifteen minutes on foot from Wanstead High Street, the bustling heart of this popular East London village, with superb shops and restaurants, plentiful greenery and superb transport links.

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IF YOU LIVED HERE...

You'll have 1800 square feet of impeccably finished living space to stretch out in, with a whole host of superb extra spaces including a dedicated dining room, generous utility space and study, plus twin bathrooms and a pair of spare WCs. Your hallway welcomes you with broad blonde hardwood underfoot and clear sightlines to the patio doors at the rear, filling your whole home with natural light.

Your front lounge is on the right, 220 square feet with that blonde hardwood flowing seamlessly in, and all likewise awash with natural light from the large bow window. Continuing in, your dining room is straight ahead, just as sleek and spotless, and with double French doors leading out to the garden. Here you have a substantial elevated patio looking out over 100 foot length of lush lawn, surrounded by mature greenery and backing onto sports fields, with nothing but clear sky on the horizon.

Back inside and your kitchen's decked out with a full suite of cabinetry and twin integrated ovens. Large format, glossy tiling runs underfoot, and there's a delectable dining nook in the corner. Next door your stylish utility room maximises both form and function, there's a neat WC and your study completes the ground floor, a beautifully stylish home working space. Upstairs your first

floor principal sleeper totals 190 square feet, with another beautiful bow window and a full wall of floor to ceiling wardrobes.

Your first floor is rounded out by two more bright and pristine double bedrooms and a generous single ideal for a child. There's also another WC and your separate family bathroom, finished in large cream letterbox tiling from floor to ceiling, with tub and walk in shower cubicle. Finally, head up into your expertly realised loft conversion for an artfully arranged penthouse sleeper with striking statement wall and a gleaming en suite shower room.

WHAT ELSE?

- The endlessly explorable greenery of Epping Forest starts just moments from your front door. The perfect place to lose yourself in nature, you can wander all the way down to Leyton Flats and the much-loved waterways of Hollow Ponds.
- Snaresbrook station is around a fifteen minute walk and will get you directly to Liverpool Street in sixteen minutes or Tottenham Court Road in twenty-five via the central line. Drivers can be on the North Circular in just over five minutes.
- Parents will be pleased to discover sixteen 'Outstanding' or 'Good' primary/secondary schools all less than a mile away.



A WORD FROM THE OWNER...

"We live in a really wonderful street of kind and warm neighbours. A short walk to both Wanstead and South Woodford, there is never a shortage of lovely coffee shops - two Gail's bakeries in walking distance. There are lovely restaurants and both Wanstead and South Woodford have a lovely farmers markets every month. There's even a cinema and theatre within walking distance. Around the corner from my house I can go down an alley way and I feel like I am on a countryside walk. So many green spaces. I am sad to be leaving as I write this. I am also really going to miss my garden, which has a very open aspect looking out to the forests and is very peaceful."

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Reception
13'5" x 16'8"

Kitchen
9'6" x 17'0"

Reception
10'5" x 13'9"

Study
8'10" x 15'10"

Utility
6'6" x 13'9"

WC

Garden

Bedroom
5'6" x 9'2"

Bedroom
11'5" x 16'4"

Bedroom
9'6" x 12'1"

WC

Bathroom
6'2" x 10'2"

Bedroom
12'1" x 13'1"

Bedroom
14'9" x 14'1"

Ensuite



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