



## AVENUE ROAD, WOODFORD GREEN

### Offers In Excess Of £700,000 Freehold

### 3 Bed House - End Terrace



#### Features:

- Three Bedroom End Terrace
- Large Driveway For Multiple Cars
- South West Facing Rear Garden
- Extensive Kitchen Living Area
- Garage Conversion Into Home Office
- Utility With Ground Floor WC
- Potential For Loft & First Floor Side Extensions (stpp)
- Quiet Road Close To Station

A splendid, three bedroom, family end of terrace, with a huge open plan, kitchen, diner and lounge, plus south west facing rear garden and double front driveway. All right next to Ray Park and just moments from pubs, restaurants and Woodford station.

Your door to door City commute takes barely half an hour from nearby Woodford station, where swift Central line services run straight through to London Liverpool Street in twenty five minutes.

REQUEST A VIEWING  
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IF YOU LIVED HERE...

Your front reception is an inviting blend of oak effect hardwood flooring and powder blue paintwork, turning to crisp white above the picture rail. A vintage pewter hearth makes a fine focal point and it's all illuminated by a large, bistro shuttered bay window. Through in your enormous, 470 square foot, kitchen, diner and lounge, you'll find a deep Belfast sink, rows of immaculate navy cabinets, brass fixtures and fittings, dual integrated ovens, designer pendulum lighting, a bright skylight, sunny window seat and a central chef's island with breakfast bar. A handy ground floor WC and utility room round things out before double patio doors extend the space into your South West facing garden.

Out here a large, raised, deck stretches out before you, giving way to an immaculate patch of TruLawn. Plenty of space for kids to play while you entertain guests. Before heading upstairs, you'll find the garage conversion, currently in use as a beautifully skylit home office. Up on the first floor you'll find your family bathroom, smartly appointed with white marbled tilework, chrome fixtures and fittings, and a refreshing rainfall shower over the tub. Your 170 square foot principal bedroom has another bright, bistro shuttered bay window and a twin set of fitted wardrobes. There's more integrated storage in your second sleeper, and all three bedrooms have soft plush carpet underfoot.

It's only ten minutes on foot to two of the best restaurants in Woodford. At The Broadway, you can dine on delicious Mediterranean plates and choose from an extensive complementary wine list and, at Rosso restaurant, you'll find authentic Italian cuisine and a warm, family friendly, atmosphere. The expansive, lush, greenery of Ray Park is just a stone's throw away, with open air tennis and basketball courts, dense woodlands and scenic footpaths that follow the River Roding up to Luxborough Lakes. Your new local pub, The Railway Tavern, is a three minute walk from your front door, with friendly staff, a pool table, darts board and plenty of community spirit.

WHAT ELSE?

- You're well served for local schools, with a wide range of primary and secondaries to choose from, including four independent schools: Woodford Green Preparatory, Avon House, Luxborough Court and the well regarded Bancroft's Schools.
- From your front driveway it's an easy seven minute drive to the Woodford East Viaduct roundabout, offering connections to the M11, Southend Road and the North Circular motorway.
- With your loft space so far unexplored, you could follow in the footsteps of some of your neighbours and add your own whole new storey, subject to the usual permissions.



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**  
11'8" x 15'3"

**Bedroom**  
11'9" x 10'11"

**Kitchen / Dining / Reception Room**  
26'10" x 17'9"

**Bedroom**  
5'8" x 7'10"

**Office**  
8'5" x 9'8"

**Bathroom**  
5'3" x 6'11"

**WC / Utility**  
7'11" x 3'8"

**Garden**  
27'7" x 24'7"

**Bedroom**  
11'5" x 15'2"



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