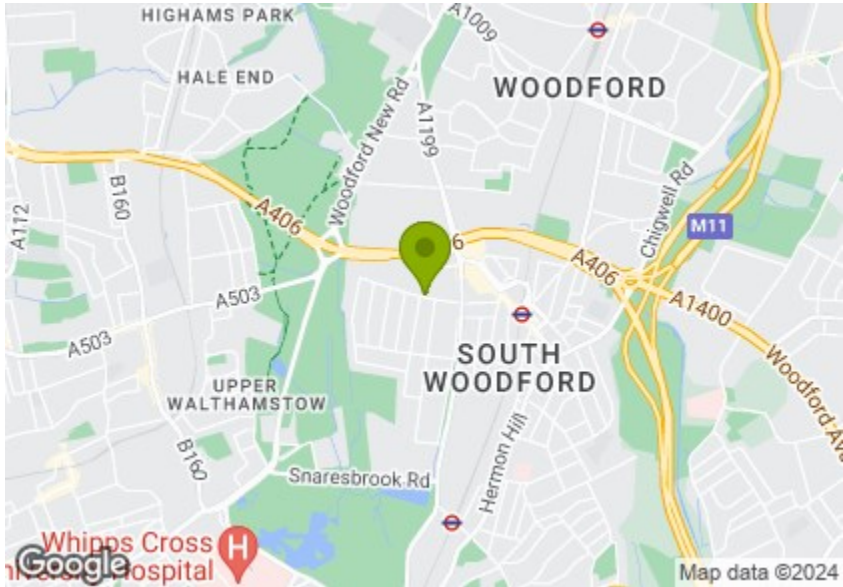


BRESSEY GROVE, SOUTH WOODFORD

Offers In Excess Of £950,000 Freehold

3 Bed House - Semi-Detached



Features:

- Semi Detached House
- Three double bedrooms
- Prestigious Firs Estate Location
- Driveway for two cars
- Significant potential
- Well proportioned
- 90ft garden
- Close to station & amenities
- 5min walk into Epping Forest
- Fantastic school catchment options

A classic and sumptuously appointed three bedroom 1930s semi detached, with the vast proportions of the period. You're in the prestigious Firs Estate here, with Epping Forest's greenery and South Woodford's tube connections within easy reach.

As massive as this property already is, with the loft space so far untouched you have plenty of potential remaining, perhaps even adding a full Dormer extension as some of the neighbours have done (subject to the usual permissions).

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll be stretching out in over 1600 square feet of living space, your epic through lounge alone comes in at over 500 square feet, with clear sightlines from the classic bow window at the front to your garden room to the rear. In between you have plush carpet and rose pink walls, with a classic archway elegantly zoning the space. Your garden room's another 200 square feet, timber panelled with leafy views.

Step out here for a substantial blend of patio and lawn, stretching away below mature trees and between timber fencing. It all ends in a lovely secluded spot that's home to a couple of handy sheds. Back inside your kitchen's bright and substantial, with plenty of room for dining. A handy spare WC completes the ground floor.

Upstairs those palatial proportions are once again apparent, with your principal bedroom coming in at over 200 square feet, with a large bow window complete with original stained glass and a wealth of floor to ceiling integrated storage down one flank. Both remaining sleepers are large doubles, with plenty of vintage trim remaining. Finally, your family bathroom – a classic affair with a rose pink suite and handily separated WC.

Outside and the endlessly explorable greenery of Epping Forest is less than a half mile on foot. Here you can wander to your heart's content, from the perfect circle of The Doughnut all the way to the tranquil blue waters of Hollow Ponds. Equally close at hand is the social hub of George Lane, complete with Art Deco Odeon cinema, bars, restaurants, gastropubs and South Woodford tube for direct Central line connections to Liverpool Street and Tottenham Court Road.

WHAT ELSE?

- There are no fewer than six 'Outstanding' primary/secondary schools all less than twenty minutes' walk, including the much loved Churchfields Infants and Junior Schools, just a fifteen minute stroll.
- You have a generous private driveway for plenty of off street parking, and drivers can be on the North Circular in around five minutes.
- Looking for a Sunday roast? Wanstead High Street, the bustling heart of this popular East London village, is well worth the twenty minute walk, with a number of establishments that will do you proud.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese restaurant Sakura, and the award-winning Indian Grand Trunk Road. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 SENIOR ADVISOR

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Hallway
14'4" x 6'5"

Reception Room
37'7" x 14'11"

Kitchen / Breakfast Room
15'8" x 8'11"

Garden Room
21'5" x 10'5"

WC

Bedroom
10'2" x 8'11"

Bedroom
17'10" x 12'3"

Bedroom
13'11" x 13'10"

Bathroom
7'4" x 7'1"

WC

Garden
91'10"



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