



Hollywood Way, Woodford Green, Essex, IG8

Offers In Excess Of £750,000

Freehold

FOR SALE

 1  2  2

- Freehold 2 bedrooms detached chalet bungalow
- Bathroom & Ensuite
- Conservatory
- Council Tax Band: E
- EPC Rating: E (40)
- Beautiful Mature Garden
- Off-street parking
- x2 Double Detached Garages
- Chain free
- 2053 Sq Ft (191 Sq M)

When you visit '54 Hollywood Way' you will be amazed at its special location!

A fantastic opportunity to live in a home that's surrounded by space, in a unique location near the forestland of Higham's Park and the river Ching, with acres of natural green space on your doorstep. And yet you'll still be within easy reach of the buzz of east London.

On the ground floor, the property has 2, well proportioned, reception rooms, a large contemporary family bathroom and a conservatory overlooking the gardens which are rich with established trees, shrubs. The large windows make the outdoorsy nature of this place feel very much part of the home. While upstairs, the loft room creates a larger bedroom with built-in storage and ensuite.

There's room to put your stamp on this place and lots of scope outside as well, with 2 double garages for storage, or whatever else you have in mind. There's also private parking space.

From your home on the edge of the forest, you'll be able to walk to the village where there're shops and an overground line that runs to Liverpool Street and to the Victoria line at Walthamstow Central station. The area is currently benefiting from the Waltham Forest Council's Regeneration Programme which will see iconic buildings, including the Regal Cinema, returned to its former glory. There's also a variety of local schools nearby. Are you up for looking at something exciting and completely different?

Hollywood Way, Woodford Green, Essex, IG8

DIMENSIONS

Entrance

Via side entrance door leading into:

Entrance Hallway

Staircase to first floor. Access to all ground floor rooms.

Reception Room

16'10 x 12'5

Kitchen

10'11 x 10'10

Conservatory

20'7 x 9'3

Doors to rear. Access to bedroom one.

Bedroom One

11'10 x 11'6

Ground Floor Bathroom

7'6 x 7'1

First Floor (Loft)

Door to:

Bedroom Two

17'3 x 15'10

Door to:

Ensuite Shower Room

11'3 x 3'7

Mature Rear Garden

Mature trees, shrubs & pond.

Garage One (Double)

29'1 x 18'2

Garage Two (Double)

19'8 x 17'0

Additional Information:

Tenure: Freehold

Local Authority: London Borough Of Waltham Forest
Council Tax Band: E

Annual Council Tax Estimate: £2,371.04 pa

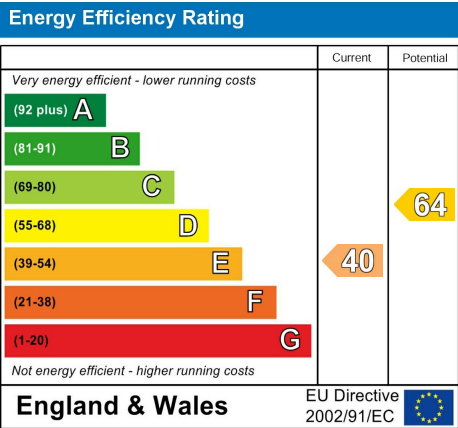
Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN



EPC RATING



MAP

