



The Drive, South Woodford, E18 2BJ

Offers In Excess Of £1,600,000 Freehold

We are delighted to be able to offer for sale this distinctive property located on the corner of THE DRIVE and BROADWALK two of the most prestigious roads in South Woodford. This Character Detached Chalet Bungalow offers exceptional family living potential. The layout of the property offers a large welcoming entrance reception room with wooden floor, with a further FOUR good size reception rooms plus large summer room, kitchen breakfast room, laundry room, utility room, WC and shower room to the ground floor and THREE generous size bedrooms, bathroom and WC to the first floor.

Outside, the property boasts a charming west facing garden, providing a serene retreat from the hustle and bustle of city life. This outdoor space is perfect for summer barbecues, children's play, or simply enjoying a peaceful moment.

Located in this highly sought after neighborhood, The Drive is perfectly located for all amenities, including a myriad of local shops, bars, coffee shops, restaurants and cinema. For those who love exploring, trekking or biking Epping Forest is also close by.

Major transport links including both Snaresbrook and South Woodford central line tube stations are only a short walk away and a few minutes drive provides access to the M11, A406 & A12 major roads.

The property has been cared for by its previous owner however, now needs updating throughout and there is always the potential to extend subject to planning regulations in this conservation area. The property is being sold with no onward chain.

Viewing day to be held on the 18th January please call us to book your viewing time. 020 8530 4646.

Entrance Porch

9'11" x 2'10" (3.04 x 0.88)

Reception Entrance Room

13'11" x 9'10" (4.26 x 3.01)

Reception

13'4" x 15'6" (4.08 x 4.73)

Reception 3.59 x 4.74

Reception

11'8" x 9'7" (3.56 x 2.94)

Reception

14'1" x 9'4" (4.30 x 2.87)

Sun Room

10'10" x 9'1" (3.32 x 2.78)

Shower Room

8'0" x 4'9" (2.46 x 1.46)

W.C.

4'3" x 3'2" (1.31 x 0.98)

Kitchen/Breakfast Room

11'10" x 9'7" (3.61 x 2.94)

Laundry Room

8'0" x 5'10" (2.45 x 1.79)

Utility

5'7" x 5'11" (1.71 x 1.81)

First Floor Accommodation

Bedroom

13'2" x 14'4" (4.02 x 4.39)

Bedroom

13'3" x 12'8" (4.05 x 3.88)

Bedroom

16'0" x 10'0" (4.88 x 3.06)

Bathroom

5'6" x 5'7" (1.70 x 1.71)

Garage

19'3" x 8'2" (5.87 x 2.49)

Large West facing rear garden

Front Aspect

Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures , fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.





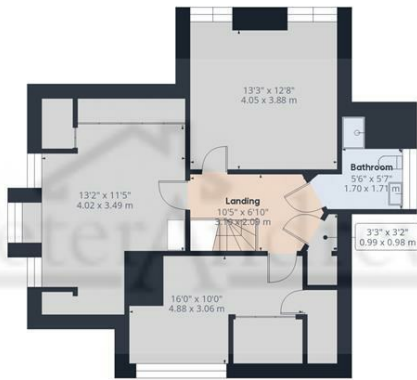


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1937.64 ft²
180.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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