



**Walpole Road, South Woodford, E18 2LL**

**£750,000 Freehold**

**MUST BE VIEWED!!!** Superb period extended end terrace property situated on the ever popular Church End Estate within easy access to the M11 and A406, popular schools, open forest land, George Lane and South Woodford Station. The property has been completely refurbished throughout by the current owners. The accommodation is set over three floors and comprises front reception room with bi-fold doors leading to large kitchen/diner/family day room, ground floor cloakroom, two bedrooms and bathroom on the first floor and a further two bedrooms (one with en-suite) on the second floor (loft conversion). The re-decoration of this property has been finished to a high standard with features including a cantilevered floating corner extension on the ground floor with bi-fold doors leading out to patio area and rear garden, hard wood flooring, raw metal lacquered school radiators throughout, numerous skylight windows and double glazed sash windows. Additional benefits include gas central heating, extensive fitted bespoke kitchen with integrated appliances, OFF ROAD PARKING and exterior electric charging point. An internal viewing is highly recommended.

Call us to arrange a viewing appointment on 020 8530 4646.



## Entrance hall

Stairs to first floor.

## Lounge

14'1" into bay x 10'6" max (4.299 into bay x 3.214 max)

Double glazed square bay sash windows to front aspect, hard wood flooring, feature cast iron fireplace, raw metal lacquered finish school radiator and Bi-Fold doors opening to:-

## Open-Plan Kitchen/Family Room

24'7" max x 13'3" max (7.499 max x 4.040 max)

Luxury bespoke fitted kitchen comprising an extensive range of drawer units with ample work surface incorporating Siemens electric induction hob and matching splashback. Centre Island with cupboards beneath and work surface above incorporating sink unit with Perrin & Rowe Ionian mixer tap, integrated Miele dishwasher and lighting above. Range of full height fitted cupboards incorporating integrated Liebherr larder fridge and freezer, ceiling spotlights, hardwood flooring, skylight windows, raw metal lacquered finish school radiator and additional under floor heating, full height window overlooking garden and Bi-fold doors leading out to paved patio area and rear garden.

## Cloakroom

w.c. and wash hand basin.

## First Floor Landing Area

Fitted carpet, doors to:-

## Bedroom

13'10" into bay x 13'8" (4.233 into bay x 4.176)

Double glazed square bay sash windows to front aspect.

## Bedroom

11'11" x 8'2" (3.633 x 2.508)

Double glazed sash window, wood flooring and raw metal lacquered finish school radiator.

## Bathroom

12'5" x 8'0" (3.792 x 2.443)

Luxury suite comprising oval shape free standing bath, twin sink vanity unit with large mirror above, w.c. bidet, double walk-in shower with rainforest shower head, fully tiled, heated towel radiator and double glazed sash window to rear aspect.

## Second Floor (Loft conversion)

Fitted carpet, door to:-

## Bedroom

11'5" x 8'0" (3.501 x 2.445)

Double glazed sash window, wood floor and raw metal lacquered finish school radiator.

## Bedroom

14'0" x 12'11" (restricted height) (4.271 x 3.938 (restricted height))

Double glazed skylight windows, wood flooring, ceiling spot lights, eaves storage and door to:-

## En-Suite

6'8" x 4'8" (2.040 x 1.431)

Walk-in shower, w.c. wash hand basin, fully tiled and two double glazed windows to rear aspect.

## Rear Garden

Paved patio area, remainder laid to lawn.

## Front Aspect

Block paved for OFF ROAD PARKING. Electric charging point. Open canopied porch to main entrance door.

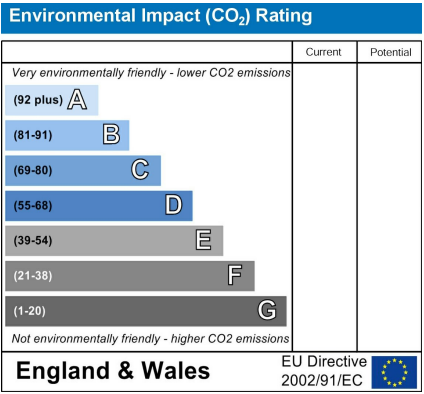
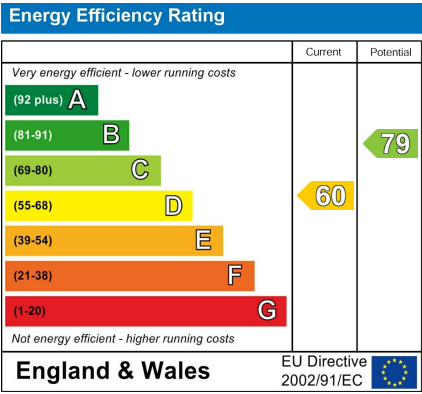
## Disclaimer

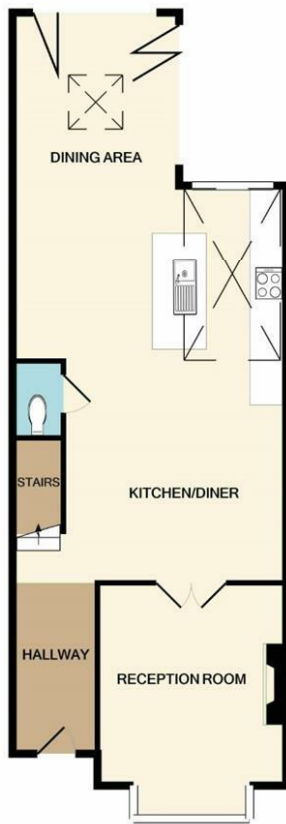
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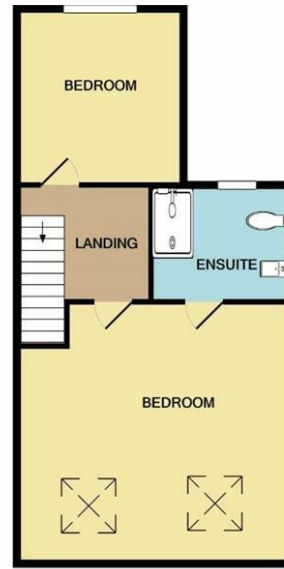




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 SQ.M.)  
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