



Price

£1,100,000
Freehold

The Charter Road, Woodford Green,
Essex, IG8

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0.5 miles from Highams Park Station

0.9 miles from Woodford Station

26.4 miles from Stansted Airport



This stunning and spacious semi detached house is ideal for families wanting to be close to the centre of town as it is within walking distance and the station and a selection of schools.



3 bedroom semi detached house
Close to Highams Park Station
Good selection of schools within the area
Stunning mix of character and modern conveniences
Large open plan kitchen/diner and lounge
Separate family room which could be used as a study or guest bedroom





Located on a tree-lined road close to Highams Park and Epping Forest, this extended and modernised four bedroom 1930s semi detached house is a delight. It is set back from the road with a block paved driveway that leads to the garage and provides off road parking for about four cars. With its bay windows, steps up to the period front door and stained glass windows it has external appeal while inside it has been completely renovated to create a truly contemporary open plan feel.

The light and bright welcoming entrance hall has the original staircase and wood flooring that flows through most of the ground floor. There is a cloakroom, utility room and a charming family room, which could also be used as a study or bedroom with a large bay window, an attractive cast iron fireplace and an en suite shower room, it would be ideal for an elderly relative or guests who find the stairs difficult. However the 'piece de resistance' is the wonderful open plan, double aspect kitchen/diner and lounge with five bi-folding doors to the rear garden.

In the kitchen/diner you will find glossy contemporary white units housing a variety of appliances as well as a range cooker and a large central island/breakfast bar. The focal point in the lounge is the delightful Victorian style cast iron fireplace with tiled insets.

On the first floor there is a galleried landing, a stunning bathroom with a whirlpool bath and separate shower as well as four large double bedrooms with fitted cupboards including one with a large bay window and another with a large walk-in dressing room and an en-suite shower room.

What the owner says...

"We moved here some seven years ago and restructured the inside to create the modern family home you see today. We like the area because it is quite quiet and near good schools as well as Highams Park but only a 10 minute walk to the high street and the station where trains will whisk you to Liverpool Street in 20 minutes.

Outside the spacious terrace is ideal for al fresco dining. We also have a long lawn with a separate shaded patio, trees and shrub borders and we have enjoyed many summers here and having the two separate areas is ideal for families with children that would like plenty of room to run around in while you sit and relax."

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Family Room

16'11 x 11'11 (5.16m x 3.63m)

En-Suite Shower Room

Lounge

20'10 x 14'0 (6.35m x 4.27m)

Kitchen/Diner

28'11 x 10'6 (8.82m x 3.20m)

Utility Room

9'6 x 8'2 (2.90m x 2.49m)

FIRST FLOOR

Landing

Laundry Room

Bedroom 1

19'2 x 17'3 (5.85m x 5.26m)

Dressing Area

12'6 x 5'9 (3.81m x 1.75m)

En-Suite Shower Room

Bedroom 2

16'11 x 11'11 (5.16m x 3.63m)

Bedroom 3

14'3 x 11'8 (4.35m x 3.56m)

Bathroom

14'6 x 9'7 (4.42m x 2.92m)

OUTSIDE

Garage

Off Street Parking

Rear Garden

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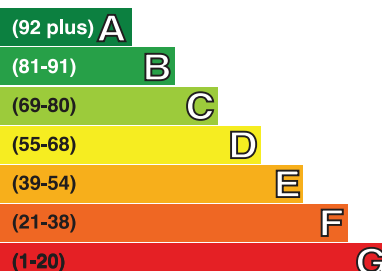
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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	79