



Price

£1,350,000
Freehold

Raymond Avenue, South Woodford,
E18

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0.5 miles from South Woodford Station

7.9 miles from Liverpool Street Station

7.5 miles from London City Airport

Situated in a central location close to excellent local amenities this house is perfect for growing families looking for flexible, spacious accommodation.

5 bedroom detached house

Modern kitchen with a breakfast area
and separate utility room

Garden room currently used as an office

Close to South Woodford Station,
shops and restaurants





Nestled on one of South Woodford's most coveted streets, this exceptional detached house presents an inviting haven for a growing family. The meticulously designed interior seamlessly blends comfort and functionality, creating an ideal living space.

The ground floor unfolds with a welcoming sitting room, providing a cosy retreat for relaxation. Adjacent is a separate dining room, perfect for shared family meals and entertaining guests. The heart of the home lies in the well-appointed kitchen/breakfast area, offering a central hub for culinary activities and communal gatherings. A versatile family room and a utility room add practicality to daily living.

Ascending the staircase reveals an impressive first floor featuring five generously-sized bedrooms, providing private sanctuaries for each family member. A well-proportioned family bathroom and separate shower room cater to the needs of the household.

A distinctive feature of this house is the

garden room that the sellers use as an office, a multi functional space ideally suited for those working from home or serving as a vibrant hangout for older children. The house also holds potential for expansion, subject to planning permission, allowing for future customisation to suit evolving needs.

Outside, a spacious driveway provides ample off-road parking, enhancing the practicality of daily life. With its desirable location, expansive interiors, and thoughtful amenities, this house is a harmonious blend of comfort, style, and potential for the discerning homeowner.

What the owner says...

"We have lived in this house for many years, during which it has been a wonderful family home where we have made many, many lovely memories. However, our family are now grown up and it's time for a new family to make it their own.

South Woodford is a great place to live for many reasons. It is on the edge of beautiful Epping Forest, a great place for walking, cycling and enjoying nature whilst still having great access to London via the Central line. It has a variety of supermarkets, independent shops, restaurants, cafes and a Cinema, as well as being close to the many great schools which the area is known for."

Accommodation

GROUND FLOOR

Entrance Hall

Dining Room

15'5 x 14'7 (4.70m x 4.45m)

Sitting Room

16'5 x 11'11 (5.01m x 3.63m)

Kitchen

12'0 x 9'10 (3.66m x 3.00m)

Breakfast Area

12'0 x 8'2 (3.66m x 2.49m)

Family Room

18'1 x 8'4 (5.52m x 2.54m)

Utility Room

18'2 x 8'4 (5.54m x 2.54m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1

15'4 x 11'1 (4.68m x 3.38m)

Bedroom 2

12'10 x 12'3 (3.91m x 3.74m)

Bedroom 3

9'8 x 8'1 (2.95m x 2.47m)

Bedroom 4

9'1 x 8'8 (2.77m x 2.64m)

Bedroom 5

9'4 x 8'4 (2.85m x 2.54m)

Bathroom

Shower Room

OUTSIDE

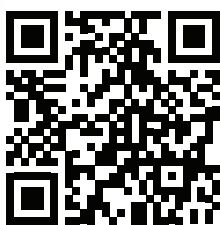
Off Road Parking

Rear Garden

Garden Room

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Available on the
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Viewing: Strictly by appointment with Fine & Country's offices in:

Loughton on 020 8418 0018

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London office

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fineandcountry.com

Energy Efficiency Rating

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

Current **Potential**

	83
72	