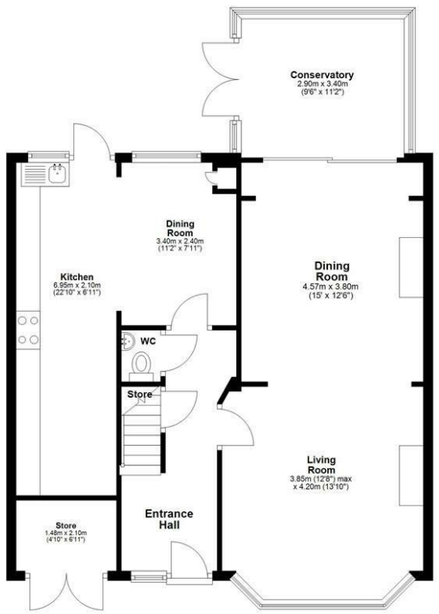
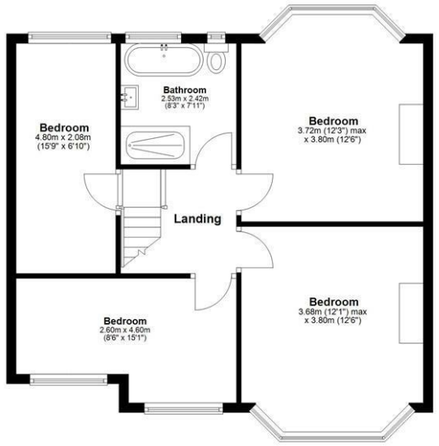
Ground Floor

Approx. 83.4 sq. metres (897.9 sq. feet)



First Floor

Approx. 63.5 sq. metres (683.5 sq. feet)



Total area: approx. 146.9 sq. metres (1581.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Sherwood Avenue

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091

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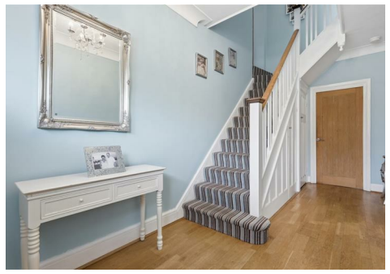

Sherwood Avenue, South Woodford

Offers In Excess Of £1,000,000 Freehold

- Four bedroom semi-detached home
- Four spacious double bedrooms
- Conservatory
- 0.3 Miles to Nightingale Primary School
- Driveway and bike store
- Popular Nightingale estate
- Generous double reception room
- Contemporary kitchen/dining room
- Ground floor W.C
- Scope to further extend (STPP)

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Sherwood Avenue, South Woodford

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are delighted to offer this 1930's semi-detached home boasting four spacious double bedrooms, with space to further extend into the loft and rear (STPP).

4 | 1 | 3 | C | Council Tax Band: E

Set along a particularly attractive, tree-lined turning within the sought-after Nightingale Estate, this attractive period home is ideally positioned within close proximity to Nightingale Primary School (0.3 miles), while South Woodford Central Line Station lies just 0.4 miles away, offering swift access into the City and West End. Excellent road links, including the North Circular, M11 and M25, are also conveniently nearby.

This beautifully presented home offers bright, contemporary interiors throughout, beginning with a generous entrance hall complete with a convenient guest cloakroom. The ground floor unfolds into an impressive double reception room, arranged to provide a cosy sitting area to the front and featuring a charming central fireplace and large bay window, alongside a substantial dining or secondary living space.

With additional dining provision in the kitchen, the second half of this versatile double reception room could equally serve as a playroom or informal lounge. Sliding doors lead seamlessly into a conservatory extension, creating a further reception space or play area while allowing an abundance of natural light to flow through from the rear garden.

The kitchen/diner is equally impressive, boasting a sleek run of contemporary white gloss cabinetry spanning the length of the room, complemented by integrated appliances and space for a range cooker. Room remains for family dining, making this an ideal hub for both everyday living and entertaining.

Upstairs, the property continues to impress with four well-proportioned double bedrooms and a spacious family bathroom, complete with a walk-in shower and separate clawfoot bath. There is also potential to extend into the loft, subject to the usual planning permissions.

Externally, the home benefits from a wide driveway to the front, incorporating a useful, integral storage area with double doors. The rear garden is landscaped to provide a raised patio leading down to a sunken lawn, complemented by a neat side pathway and an additional seating area perfect for outdoor relaxation and entertaining.

EPC Rating: C73
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
12'8" x 13'9"

Dining Room
14'12" x 12'6"

Kitchen
22'10" x 6'11"

Bedroom
12'2" x 12'6"

Bedroom
12'1" x 12'6"

Bedroom
15'9" x 6'10"

Bedroom
8'6" x 15'1"