

## Malford Grove, South Woodford

### Offers In Excess Of £1,950,000 Freehold

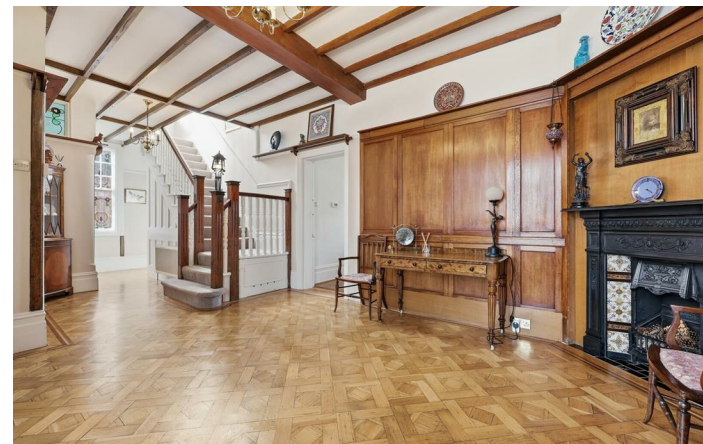
- Large halls adjoining, semi detached Edwardian home
- Two spacious reception rooms
- Five bedrooms
- Prestigious Firs Estate
- Close proximity to excellent schooling
- Impressive reception hallway
- Kitchen/Breakfast room
- En-suite shower room
- 0.5 Miles to Snaresbrook Station
- Garage and off street parking

# Malford Grove, South Woodford

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are privileged to offer to market this fine Edwardian, halls adjoining five-bedroom double bayed semi-detached family home enjoying character features such as high ceilings, bay and stained-glass windows, parquet flooring and fireplaces, all giving a nod to the property's past. The house is situated at the beginning of Malford Grove in the highly sought after Firs Estate.



Council Tax Band: G



The Firs Estate within South Woodford is a quiet, leafy estate, with the convenience of being within a short walk of the Central Line. Impressive homes line each road, many of which are occupied by families thanks to the excellent schooling on offer, including Snaresbrook Preparatory and Snaresbrook Primary School (both 0.5 Miles) and Forest School (0.7 Miles). Malford Grove is situated towards the beginning of the Firs Estate providing a shorter commute to Snaresbrook Central Line Station and Wanstead High Street (0.5 Miles).

Enjoying an unusually wide plot, the house of some 3500 sq ft (inc loft) benefits from a shingled driveway serving the garage and utility room as well as a useful side access. There is a lawn area and planting bed bordered by shrubs. The pillared canopy porch frames the oak entrance door boasting stained glass windows giving a taste of what's to come. Entering the property the scale of the home and the original features immediately make an impression. You are greeted by the large furnishable reception hallway, with original parquet flooring complementing the wood panelled walls, stained glass window, and corner fireplace whilst a useful guest cloakroom is tucked in the corner. Both reception rooms leading from the magnificent hallway are equally impressive in scale and features with central fireplaces, deep mouldings, and high skirting boards. To the front of the house you will find the formal dining room, the large bay window ensuring the room is flooded by natural light whilst the fireplace and Cherry wood flooring add a cosy feel in winter months. At the rear is the spacious sitting room with attractive Art Deco fireplace, offering plenty of room for the family to relax. Double doors lead into the conservatory, a perfect place to enjoy beautiful woodland garden views.

A huge kitchen/breakfast room is fitted with a comprehensive range of Shaker style cabinets, complemented by integrated appliances and contrasting work surfaces. There is plenty of space for a table and chairs making this an ideal breakfast area or a space for informal gatherings. From here a door leads into a useful utility area giving access to both the front and rear gardens. There are handy storage cupboards, a pantry for extra storage as well as space for white goods. A pulpit staircase with carved balustrading leads to the first-floor landing, the large flank window ensuring lots of light. The loft is boarded and currently comprises of three separate rooms, an ideal space to create a loft conversion (subject to the usual planning consents). There are five bedrooms, four of which are double, the principle with fitted wardrobes and a modern en-suite shower room. Bedroom five is currently used as a study,

useful for those who work from home. The spacious family bathroom with separate w.c. boasts both bath and shower and completes the accommodation.

A superb woodland garden commences with a large patio area, perfect for al-fresco dining in summer months. A large lawn is flanked by deep, well stocked borders containing a good mix of plants and flowering shrubs. Behind the garage a plant room offers space to tidy away the garden tools whilst a side access leads back to the front driveway.

EPC Rating: D65

Council Tax Band: G

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

## Dining Room

19' x 14'3"

## Living Room

18'10" x 14'4"

## Conservatory

10'4" x 14'4"

## Kitchen/Breakfast Room

22'10" x 14'9"

## Utility/Pantry

25'2" x 7'6"

## Plant/Store Room

6'7" x 9'

## Garage

18'11" x 9'

## Bedroom

19' x 14'3"

## Bedroom

14'7" x 14'9"

## Bedroom

13'11" x 14'9"

## Bedroom

9'10" x 14'3"

## Bedroom/Study

6'9" x 11'2"