



## Malford Grove, South Woodford

£1,750,000 Freehold

- Five double bedrooms
- Three reception rooms
- Garden studio
- Two en-suite bathrooms
- Large kitchen breakfast room
- Secure, electric gated driveway
- Family bathroom
- 125 ft approx. westerly facing garden

Nestled in the highly desirable Firs Estate, Petty Son & Prestwich are delighted to offer this well presented five bedroom/three bathroom double fronted house with an impressive West facing garden of some 125' in length with studio.

The property, believed to have been built circa 1920, is situated on the Firs Estate, a quiet, leafy estate bordered by forest land on two sides and made up of impressive period homes. The house is conveniently located within a short walk of both Snaresbrook and South Woodford Central Line Stations (0.7 Miles), the shopping areas of George Lane and Wanstead High Street, in addition to excellent schooling, including Snaresbrook Preparatory School (0.3 miles), Snaresbrook Primary School (0.5 miles) and Forest School (0.7 Miles).

With generous proportions in abundance, the property begins with an impressive secure electric gated frontage with block paved driveway allowing ample parking. A welcoming reception hall with handy guest cloakroom boasts the original carved balustrading, giving a nod to the property's past. To the right you will find the larger of the three reception rooms, a light and airy space, thanks to the large bay window, enhanced by a period style fireplace which adds to the charm of the home. Double doors lead to the dining room which enjoys garden views through the large patio doors. Being open to the kitchen area the space is ideal for family gatherings, taking in the best of the afternoon and late evening sun. To the left of the hallway is the third reception room, a more formal space with bay window and period style fireplace, perfect for quiet, relaxing evenings.

The 27' kitchen is fitted with a range of cabinets complemented by contrasting work surfaces and integrated ovens. There is plenty of space for a breakfast table and chairs, making the area ideal for casual dining whilst double doors lead to the garden.

Moving to the first floor you will find four double bedrooms, all with fitted wardrobes providing plenty of storage space, the principle with large bay window, charming fireplace and en-suite shower room. There is also a spacious fully tiled family bathroom on this floor boasting both bath and shower. The second floor features a fifth double bedroom with en-suite shower room and Juliette balcony with views to the rear.

The rear garden of 125'approx, enjoys a Westerly aspect and is mainly lawned with two patio areas, perfect for al-fresco dining. There is a studio to the rear with fitted desks, furniture and CAT6 cabling, ideal for use as a home office.

EPC RATING: E53  
Council Tax Band: G

Reception  
23'3" x 11'1"

Dining Room  
10'9" x 16'1"

Kitchen  
27'0" x 11'0"

Reception  
14'9" x 11'3"

Bedroom  
12'8" x 14'1"

Bedroom  
11'1" x 14'6"

Bedroom  
9'11" x 11'7"

Bedroom  
9'10" x 11'2"

Bedroom  
15'7" x 13'11"

## MALFORD GROVE E18

Approximate Gross Internal Area  
204.53 m<sup>2</sup> / 2201.54 sq<sup>ft</sup>



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.