



**1C Clarendon Road, E18 2AW**

**£899995.00**



## A Summary

What the owners say :-

'Every time somebody walks into this house they say 'wow!' We completely rearranged the layout, to make it a modern, contemporary home. The indoor, outdoor living is wonderful, and it now has a totally secluded garden, with beautiful screening plants. I bought it originally because the lighting in each room lifted my spirits. It is definitely a happy home. Needs to be seen to truly be appreciated'

Lifestyle Property is proud to offer this rare opportunity to purchase a truly amazing four bedroom home in the most fantastic location. The current owners have recently undertaken refurbishments providing a modern and contemporary interior and sustainability improvements such as solar panels and Electric Vehicle Charger. This house has an Energy Performance Rating A!

Put simply, houses in this location very rarely come to market. The position it occupies means you are very short walk from South Woodford Station and the main hub of E18 which is George Lane. This area boasts a range of coffee shops,

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# Story of the house

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Put simply, houses in this location very rarely come to market. The position it occupies means you are very short walk from South Woodford Station and the main hub of E18 which is George Lane. This area boasts a range of coffee shops, restaurants and other amenities. You also have the choice of supermarkets with Waitrose, Marks and Spencer Food and Sainsburys all close by. There are FOUR 'Outstanding' OFSTED rated primary schools and the newly rated Outstanding Woodbridge Secondary School all less than a mile away.

The accommodation comprises of four larger than average bedrooms two of which has large fully fitted wardrobes, principal bedroom has a luxury ensuite bathroom, additional family bathroom, modern living with a 26 foot open plan kitchen leading onto the living room, office/study/playroom, utility room and Downstairs W.C. The staircases have been modernised with wonderful glass balustrades instead of older spindles. There is a stunning garden pergola which is heated that leads off the living area. This gives a great feel of bringing the outside inside and can be used during all seasons. It also allows you to open up the living space in the summer as it provides further living and dining opportunities. The kitchen/living area has beautiful wooden flooring with the added bonus of cosy underfloor heating. The property benefits from having many fitted storage spaces and a driveway providing off street parking as well as a large shed with electricity in the garden which can be used as storage or office space.

This house really needs to be seen to be appreciated and we feel the word 'Wow' will be said quite often



