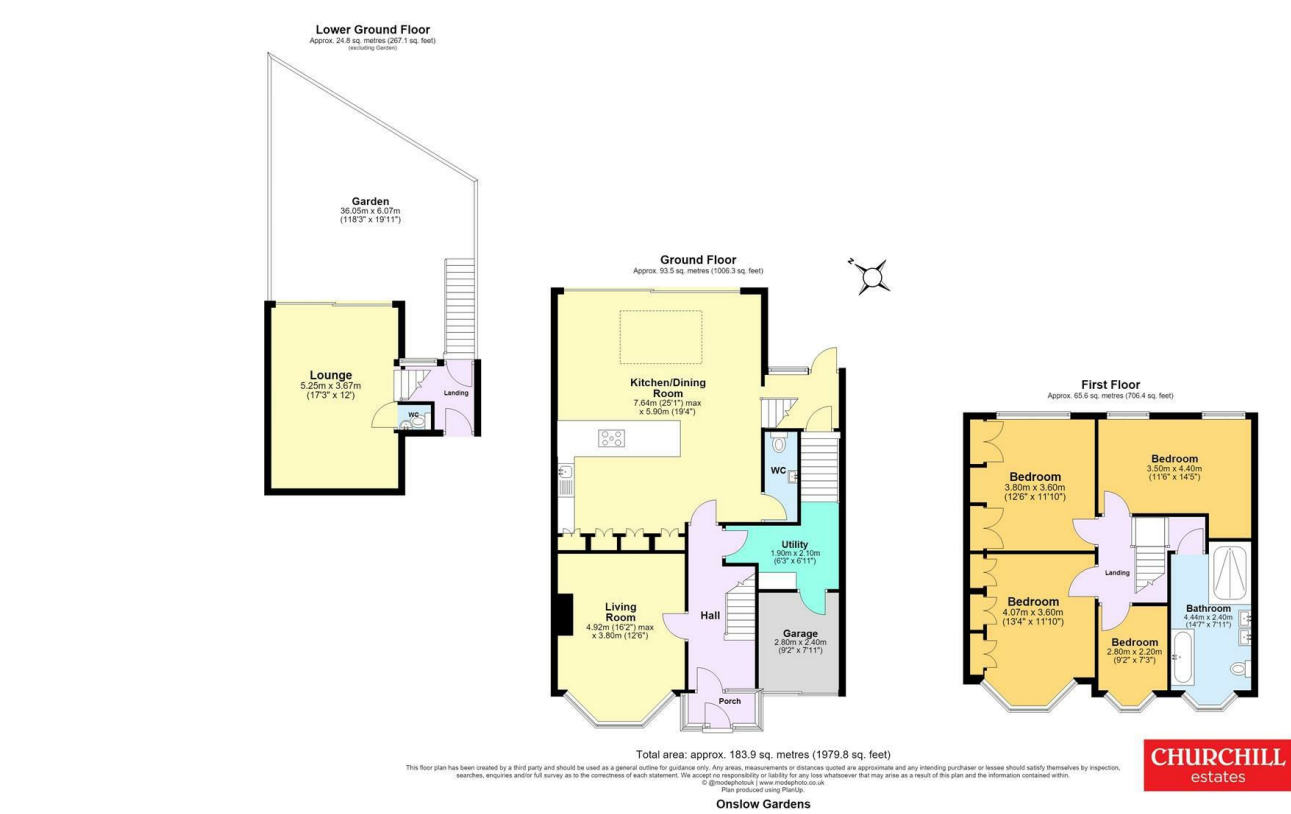
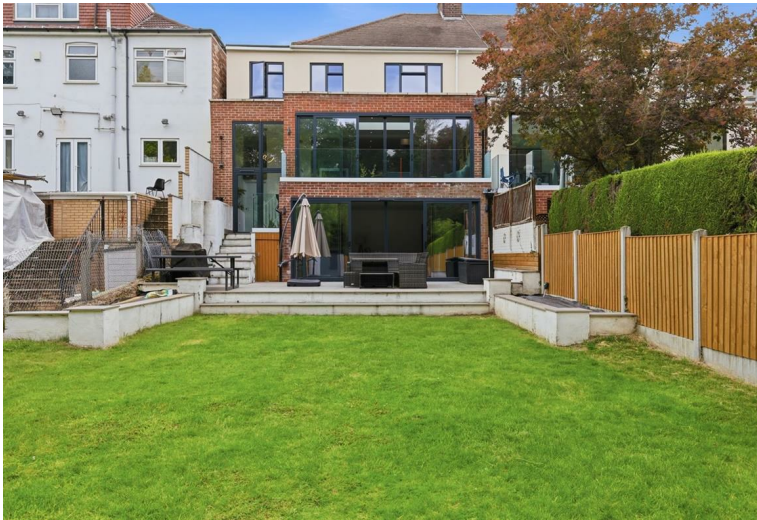
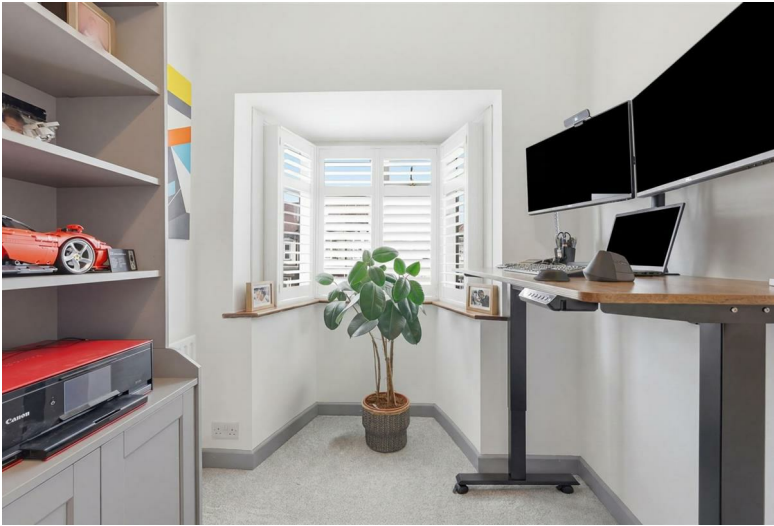






Launch Day – Saturday 18th July (By Appointment Only)

Set within the highly regarded Nightingale Estate, this beautifully and creatively extended four-bedroom semi-detached family home offers just under 2,000 sq. ft. of exceptional living accommodation.

The property features a superb basement conversion, creating a fantastic family room, while the stunning open-plan kitchen/breakfast room above is flooded with natural light. Both spaces enjoy ceiling framed windows with sliding patio doors giving the most wonderful garden views providing the perfect setting for modern family living and entertaining.

The rear garden is a particular highlight, extending to approximately 120 ft in length. It features a generous patio leading onto an expansive lawn, all set against a superb and secluded backdrop of mature trees and shrubs with far-reaching views across Roding Valley Park.

The ground floor comprises a separate reception room, a spacious open-plan kitchen/breakfast room, a utility room and a ground floor Cloakroom/WC. The impressive lower ground floor provides a versatile family room with direct access to the garden, creating an excellent additional living space complete with a further guest WC.

On the first floor are three generous double bedrooms, a fourth single bedroom and a stunning contemporary family bath/shower room, beautifully appointed with a double vanity unit.

Further benefits include off-street parking, access to the integral garage and a highly sought-after location. The property is ideally positioned within easy reach of Nightingale Primary School, the open spaces of Roding Valley Park, and the vibrant centers of South Woodford and Wanstead, both offering an excellent selection of shops, cafés, restaurants and Central Line stations, providing convenient access into the City and West End.