



MORGAN WAY, WOODFORD GREEN

Petty Son & Prestwich are delighted to offer for sale this well presented, spacious four bedroom detached family home set in a cul-de-sac location on the ever popular Gwynne Park Estate within the vicinity of local shops, bus route and West Hatch High School. The property is entered through a welcoming entrance hallway with fully tiled cloakroom and serves a spacious L shaped sitting/dining room with feature fireplace and gas fire. Double doors lead through to a large conservatory enjoying garden views and offering perfect space for entertaining. A ground floor study is fitted with bespoke office furniture and the kitchen has a range of light wood cabinets with contrasting work surfaces and splash backs with integrated appliances including electric double oven, gas hob, fridge and freezer. The first floor boasts four good sized bedrooms, two with fitted wardrobes, the master with a fully tiled en-suite shower room. A spacious family bathroom with white suite and fitted furniture completes the accommodation. The rear garden enjoys a good deal of seclusion with patio area, lawn, tree and shrub borders, sycamore tree and garden shed. There is a secure side access gate and pedestrian door to attached garage with power and light and further parking on the driveway. EPC: D61/E53.

£715,000 FREEHOLD

- Entrance hallway with cloakroom
- Spacious sitting/dining room
- Conservatory enjoying garden views
- Study with bespoke fitted furniture
- Kitchen with light wood units and integrated appliances
- Four good sized bedrooms, two with fitted wardrobes
- Fully tiled en-suite bathroom
- Spacious family bathroom with white suite
- Delightful rear garden with patio
- Attached garage and parking

Room sizes

Sitting Room: 10'10 x 10'8

Dining Room: 17'1 x 8'8

Reception Room: 8'8 x 7'9

Kitchen: 11'11 x 8'8

Conservatory: 18'1 x 12'4

Bedroom One: 10'8 x 9'11

Bedroom Two: 11'11 x 8'8

Bedroom Three: 10'8 x 7'7

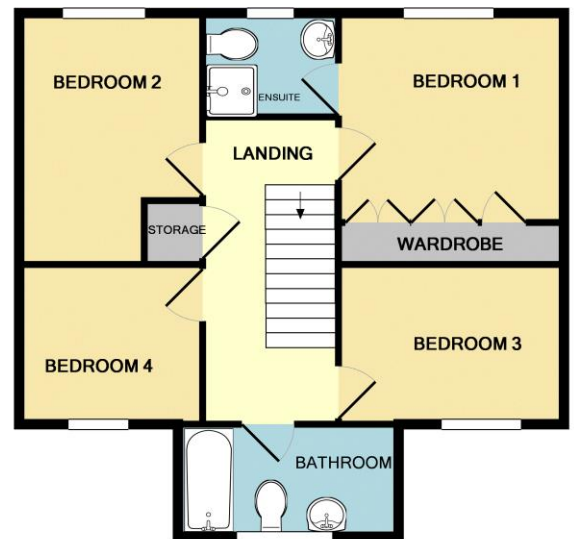
Bedroom Four: 8'8 x 7'7

Bathroom: 10'5 x 5'4

Garage: 16'10 x 8'4



GROUND FLOOR
APPROX. FLOOR
AREA 882 SQ.FT.
(81.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1437 SQ.FT. (133.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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