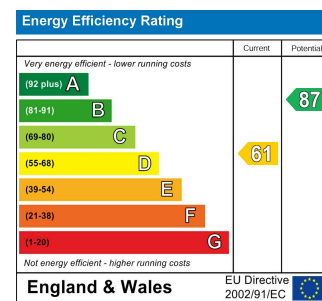
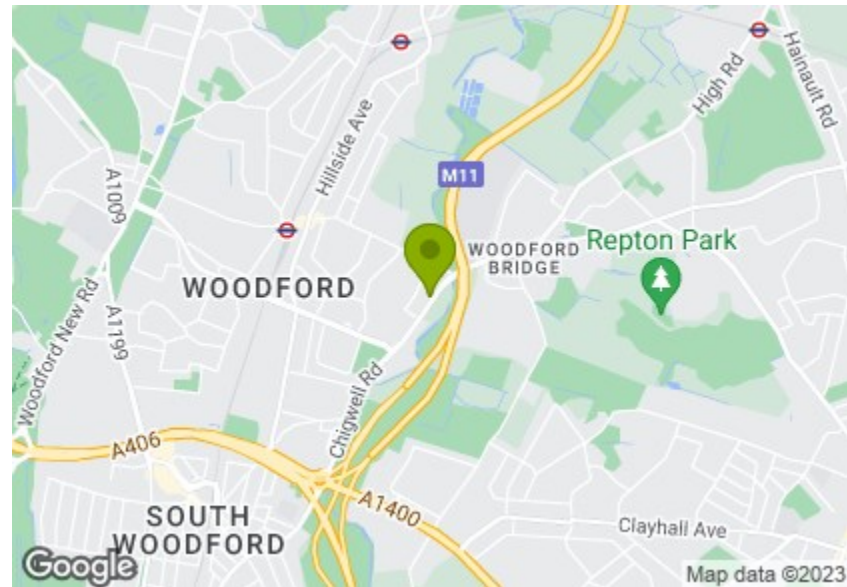


Total Area (Excluding Garden Room): 119.3 m<sup>2</sup> ... 1284 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



## CHIGWELL ROAD, WOODFORD GREEN Offers In Excess Of £525,000 Freehold 4 Bed House - Terraced



### Features:

- Four Bedroom House
- Two bathrooms
- Freehold
- Well presented
- Driveway
- Garden room
- Close to Roding Valley Park
- Close to Woodford Station
- Ideal for young families
- 'Outstanding' primary school a 5min walk

A gloriously bright and spacious four bedroom family terrace, impeccably appointed and arranged over three floors. There's a private rear garden while to the front you have landscape views over the River Roding and Roding Valley Park.

Hugging the open green space that surrounds Woodford Green, you also have all the amenities of Woodford within easy reach, from shops and cafes to Woodford central line tube station, just a fifteen minute stroll away for direct access to the City and West End.

**E11 & E7**  
hello11@stowbrothers.com  
0203 397 2222

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**Land & New Homes**  
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0203 325 7227

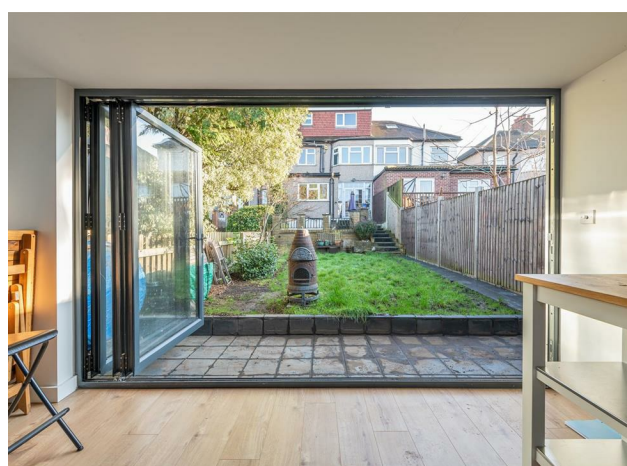
**E4**  
hello4@stowbrothers.com  
0203 369 6444

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0203 369 1818

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#### IF YOU LIVED HERE...

You'll be stretching out in over 1200 square feet of living space. Your twenty seven foot deep through lounge is an immediate highlight – dark engineered hardwood runs underfoot from those gorgeous park views at the front to your double French doors to the rear. In between you have a splendid sociable space and a vintage ebony hearth and mantel.

Step outside and your substantial rear garden stretches before the grand raised patio, perfect for al fresco dining and overlooking your lengthy lawn, flanked by mature greenery and with a handy 175 square foot garden room at the end. Accessed via a set of bi-folding patio doors overlooking the garden, there's also direct access from the rear via a side street, making it perfect for cyclists. Beyond simple storage, this is the ideal space for turning to all manner of uses, from home working space to fitness studio.

Back inside and your kitchen completes the first storey, immaculately dressed in glossy black units with a matching range oven and complementary mosaic splashback. Upstairs you have a pair of solid double bedrooms, over 140 square feet apiece, along

with the family bathroom, an elegant affair in sandstone, while a single bedroom ideal for a child or study completes this floor. Finally, the loft space comprises your fourth double bedroom plus en suite shower room and a skylit storage space.

#### WHAT ELSE?

- You have a large driveway for private off street parking and drivers can be on the North Circular or M11 in less than five minutes.
- Parents will be pleased to know you have five primary/secondary schools rated 'Good' or better by Ofsted, all less than a mile on foot. The 'Outstanding' Ray Lodge Primary is just five minutes walk.
- You've but to step across the road for riverside walks beside the River Roding, taking you up and down the endlessly explorable length of Roding Valley Park should you wish, striking out for miles in either direction.



#### A WORD FROM THE OWNERS...

"We've loved living here for the past 6 years as we've gotten to discover just how much of a green gem Woodford is. Ray lodge park is just a few minutes walk away and we've met many lovely people while out with our lockdown pup. We've also enjoyed afternoon drinks at our local cricket club and picking sloes at Claybury park, which are both a quick public path across the river. A short walk on the other side of the station is a very pretty corner of Epping forest and some lovely pubs. The house has been fantastic with lots of space for us to both work comfortably from home these last two years. When hosting, the living room is great to open up to the garden which gets lots of afternoon sun, and the garden room is perfect for all sorts of occasions even the odd rainy bbq! We've been so lucky to have Chigwell road as our first property and will dearly miss it as well as our neighbours, we hope the next owners enjoy living here as much as we have."

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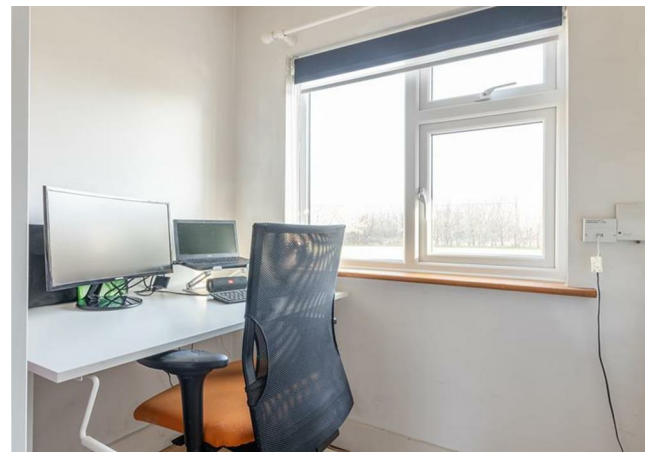




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**Reception room**  
11'9" x 13'5"

**Reception room**  
11'3" x 13'9"

**Storage**

**Kitchen**  
8'2" x 15'10"

**Garden**  
67'3" x 18'6"

**Bedroom**  
10'11" x 13'8"

**Storage**

**Bedroom**  
10'11" x 13'3"

**Bedroom**  
5'10" x 5'8"

**Bathroom**  
5'9" x 7'0"

**Bedroom**  
11'0" x 8'9"

**Ensuite**

**Storage room**  
12'6" x 9'10"



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