

WARLEY ROAD, WOODFORD GREEN

Offers In Excess Of £784,000 Freehold

3 Bed House - Semi-Detached



Features:

- Semi Detached House
- Three Bedrooms
- Three Outbuildings Including Garage
- Planning Previously Granted for Double Story Extension
- High Quality Finish
- Through-Lounge
- Driveway
- South Facing Garden
- Catchment for Churchfields School
- Solid Marble Floors

An impressively presented and proportioned three-bedroom semi-detached home in a peaceful yet well-connected spot in the sought-after Woodford Green.

Extending over 1086 square foot (and that's not even including the external garage, studio and chalet), the property comprises of a bright double-reception room, a sleek kitchen-diner, a ground floor WC and first floor family bathroom, and three good-sized bedrooms. And the cherry on the top of the cake is that it's all immaculate.

E11 & E7
hello11@stowbrothers.com
0203 397 2222

E17 & E10
hello17@stowbrothers.com
0203 397 9797

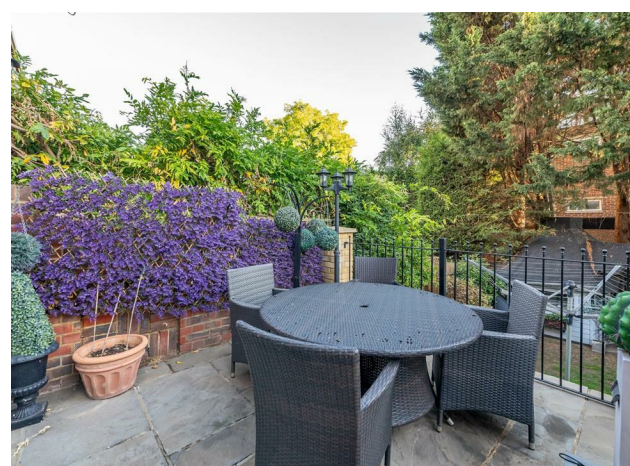
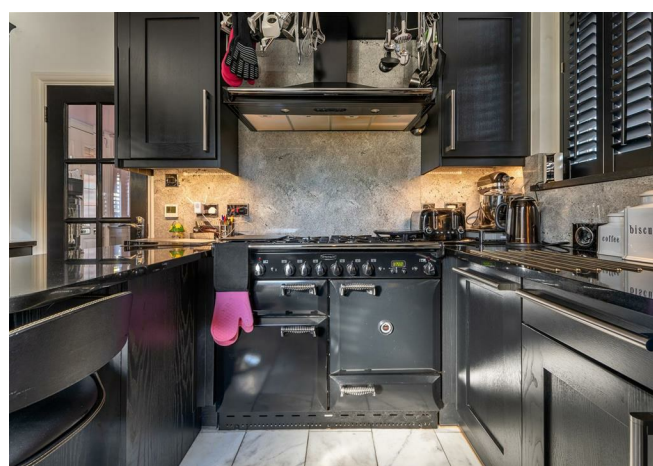
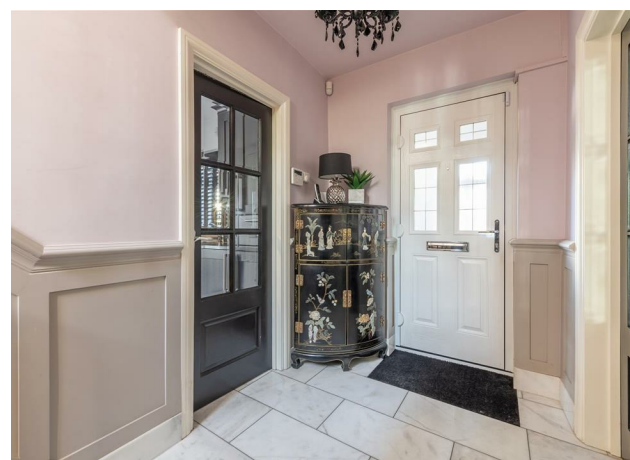
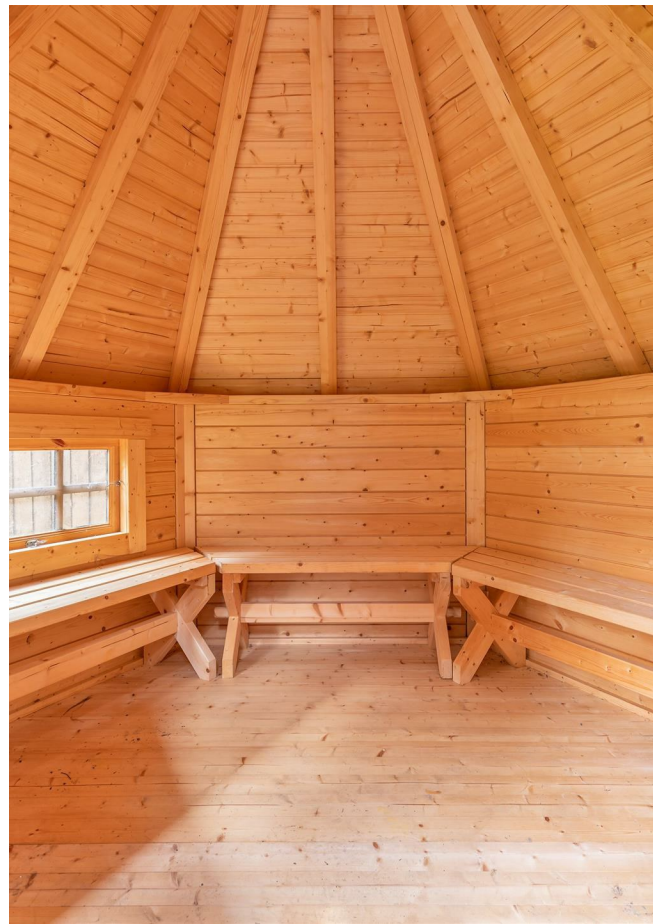
Land & New Homes
newhomes@stowbrothers.com
0203 325 7227

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

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IF YOU LIVED HERE...

Beyond that convenient private driveway, spacious front garden and charming brickwork, the double-reception area is bursting with light thanks to the large bay windows, rear patio door and sleek finish. The glossy features, sheer size and leafy views create a feeling of pure luxe, a theme which is carried through to the smart kitchen-diner, with its stylish shutters, shining counters and top of the range appliances.

The patio doors open onto the incredible 120 foot south-facing rear garden, which houses an impressive three outbuildings - a spacious studio, charming chalet and convenient garage, as well as also coming with the potential to add further developments thanks to the size.

Upstairs, you'll find a stylish family-sized bathroom fitted with modern features, while the three bedrooms are just as pristine.

Drivers will be delighted with a garage, private driveway and easy access to the North Circular, but it's incredibly easy to get around the area on foot. You can be at the cusp of Epping Forest within

around 15 minutes, while the perks of South Woodford are the same distance south.

With its great amenities and wonderful sense of community, you'll quickly understand why it's such a sought-after area. It's packed with dynamic eateries, and it even has its own Art Deco cinema, which is an 18 minute walk away from your home. Whether you want rural charm or cosmopolitan flair, you'll find it here.

WHAT ELSE?

- South Woodford station is 25 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.
- Following its inclusion into the Michelin Guide 2022, you'll definitely want to make a trip to South Woodford's very own Grand Trunk Road one of your first stops - and it's a ten minute walk from your front door.
- Parents will be pleased to learn there's an abundance of primary and secondary schools rated 'Good' or 'Outstanding' in the area - another reason that the neighbourhood is so popular.



A WORD FROM THE EXPERT.....

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land.

The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezza on the Green are also really popular.

Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON

E18 ASSISTANT MANAGER

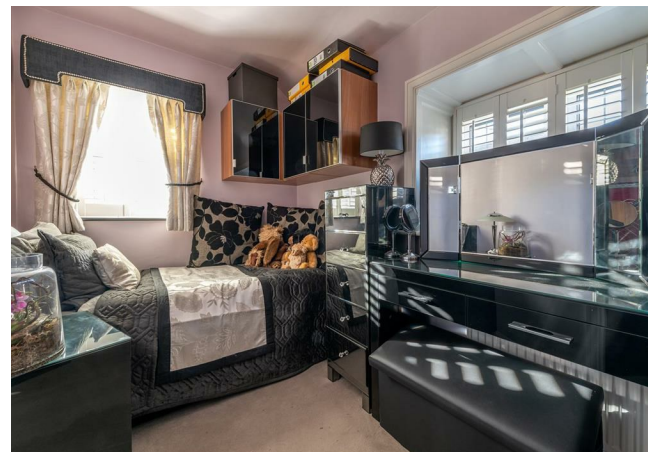
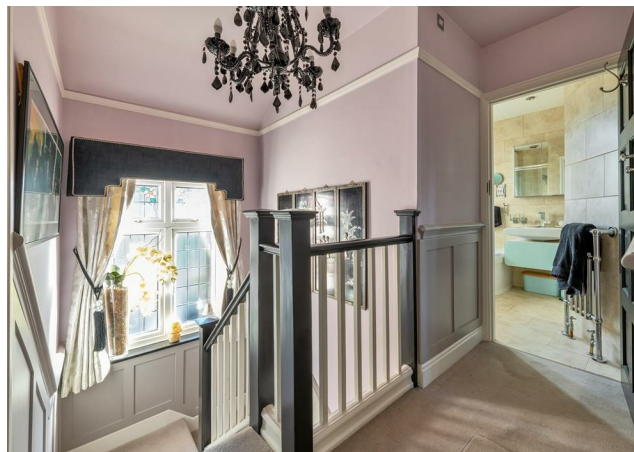
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Garden
40'0" x 49'0"

Side Return
12'2" x 9'10"

Garage
15'5" x 8'3"

Porch

Reception Room
11'5" x 14'11"

Reception Room
11'5" x 13'3"

Kitchen/ Diner
9'8" x 12'4"

WC

Bedroom
11'5" x 12'1"

Bedroom
13'1" x 6'8"

Bathroom
9'9" x 5'6"

Bedroom
11'3" x 13'4"

Studio
17'6" x 6'8"

Children's Chalet
10'0" x 8'3"

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