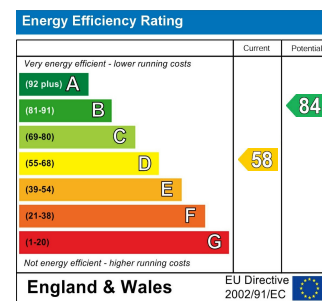
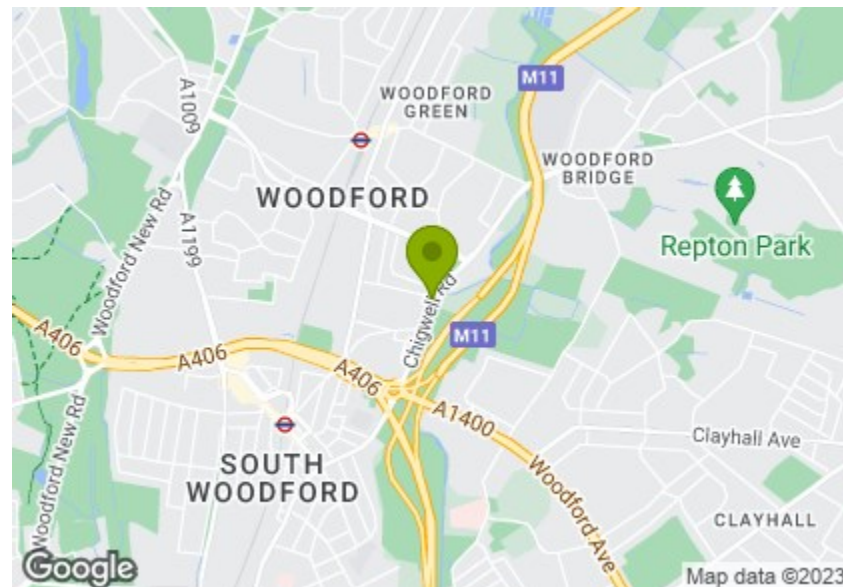




Total Area (Excluding Outdoor Storage & Garage): 113.2 m² ... 1219 ft²

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.



WANSFORD ROAD, WOODFORD GREEN

Offers In Excess Of £525,000 Freehold

3 Bed House - Detached



Features:

- Detached House
- Three Double Bedrooms
- Large South Facing Garden
- Two Garages
- Front & Rear Off Street Parking
- Development Potential (STP)
- First Floor Bathroom
- Chain Free
- Council Tax Band D

A superbly spacious, fully detached three bedroom family home, with front and rear garages, conservatory and a truly vast private garden. Design & Decor is spick and span throughout, and it's all located in our popular sweetspot of Woodford.

With scope for a sideways expansion as well as a substantial amount of loft space waiting to be explored, you have plenty of potential for further development, perhaps following in the footsteps of your neighbours and adding your own whole new storey (subject to the usual permissions).

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IF YOU LIVED HERE...

You'll have over 1200 square feet of living space, plus those twin garages, to stretch out in and make your own. Your floor is beautifully broken plan, with your kitchen, dual receptions and conservatory all connected. Glorious rich dark hardwood flows underfoot in both lounges, complemented by tranquil pastel paintjobs and plenty of natural light from all sides, filling the 260 square foot space.

To the front your kitchen's smartly decked out with smoky grey worktops and matching floor tiling, while to the rear your 200 square foot conservatory basks in floods of natural light, the perfect space to enjoy your garden all year round. And what a garden it is, pushing eighty feet in length, your vast lawn stretches away between timber fencing, all barely overlooked with nothing but mature trees on the horizon.

Back inside, and upstairs your principal bedroom comes in at 140 square feet, dual aspect with leafy garden views. Your remaining sleepers are both decent doubles, all three finished in neutral tones. A handily separated bathroom and WC completes the

interior. Finally, with off street parking to the front and rear you could also turn your interior design ambitions to those garages and still have plenty of parking.

WHAT ELSE?

- Parents will be pleased to learn that there are ten 'Outstanding' or 'Good' primary/secondary schools, all less than a half mile on foot.
- Woodford station, sat in zone four for the central line is seventeen minutes walk or five by bike. Drivers can be on the arterial North Circular in around five minutes.
- Looking to get back to nature? Riverside strolls between the River Lea and the open green space of Roding Valley Park are less than five minutes walk away.



A WORD FROM THE OWNERS...

"My mum lived here for 20 years and was very happy here, it suited her needs well. She spent a lot of time in the garden or just sitting in the conservatory feeling the sun on her. The people in the street and across the road are really helpful and friendly.

There is an array of good supermarkets, restaurants and amenities in South Woodford. You are close to Ray Lodge Park and there are various ways to get into the forest to cycle or walk. It's a bit of a hidden gem really as the more you explore locally, the more you will uncover and be pleasantly surprised at the amount of green spaces you will find.

The schools in the area are very good and the bus and tube stations are nearby. My mum liked it because it offered the best of both worlds. You could be in the hub of the High Streets one minute and walking around the lakes the next."

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Front garage
8'0" x 16'1"

Kitchen
7'6" x 12'4"

Reception
10'11" x 15'0"

Reception
8'6" x 12'8"

Conservatory
19'10" x 11'3"

Garden
78'4" x 41'7"

Bedroom
7'5" x 12'4"

Bedroom
10'11" x 12'8"

Bedroom
8'7" x 12'8"

Bathroom
5'8" x 5'8"

WC

Rear parking area
24'10" x 19'10"

Rear garage
7'11" x 15'10"



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