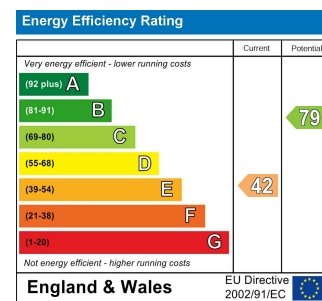




Total Area (Excluding Eaves Storage): 126.1 m² ... 1357 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



BRUNEL ROAD, WOODFORD GREEN

Offers In Excess Of £650,000 Freehold
4 Bed House - Semi-Detached



Features:

- Semi-Detached Victorian House
- Tastefully Refurbished
- Four Bedrooms
- Two Bathrooms
- Double Loft Conversion
- Living & Dining Areas
- Well Kept Landscaped Garden
- Period Features
- Side Access

A lovingly developed and immaculately presented four bedroom end of terrace, expertly arranged over three floors with dual receptions, twin bathrooms and an artfully landscaped rear garden. Designer touches and vintage features abound.

It's all sat on a peaceful, residential avenue in leafy Chigwell, with a wealth of open green spaces, excellent schools and plenty of day to day amenities.

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E18 & IG8
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0203 369 1818

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IF YOU LIVED HERE...

First impressions will delight, with the handsome brick frontage nicely set back from the road behind wrought iron railings and a smart pebble rockery. Secluded side access is another boon of your semi detached status, with your broad first reception taking up the entire frontage at 180 square feet. Natural light floods in from the box bay window, rich dark hardwood runs underfoot and there's a handsome vintage hearth taking centre stage.

Head further in and reception two is a wonderful dining spot; 150 square feet, with a blank hearth and soft grey floor tiling. It's the ideal counterpoint to your front lounge. Your kitchen's laid open for hosting, elegantly decked out with a suite of cream cabinetry, complementary worktops and integrated appliances. You've a splendid garden view here, the sunken patio leading up to a flawless expanse of lawn and raised corner deck, nicely secluded and perfect for dining al fresco.

Upstairs and the first of your two bathrooms is a wonderful blend of classic and contemporary design, with an oversized rainfall shower over the teardrop shaped tub, letterbox tiling from tub to

ceiling and vintage patterns underfoot. Both first floor bedrooms are sizeable doubles, impeccably finished with soft carpet and tranquil colour schemes. Upstairs again and your substantial loft conversion is home to two more double sleepers, one brilliantly skylit, and your second bathroom; an effortlessly chic shower room in white and sage green, with striking onyx trim.

WHAT ELSE?

- Chigwell station is around a fifteen minute walk, eight minute bus ride or five minute cycle. From here you can be in Liverpool Street in twenty five minutes via the central line. Drivers can be on the North Circular in around five minutes.
- Parents have a good choice of local schools, with the 'Outstanding' Ray Lodge Primary just a five minute drive.
- You can be exploring the social hub of Chigwell Road less than ten minutes after stepping out your front door, with a fine range of shops, restaurants and other day to day amenities.



A WORD FROM THE OWNERS...

"We moved from Walthamstow a few years ago in pursuit of more space and more greenery on our doorstep and found it at this house we now call home. It's a beautiful period house, with many period features, located at the edge of Woodford Bridge, Chigwell and Roding Valley, with great neighbours, a real community atmosphere and the start of countryside on our doorstep. We have woodland and fields at the end of our road, a duck pond, Clayhall park and the Roding Valley within a 5-15 min walk from our front door. Epping Forest and the Essex countryside are a short bike ride or drive away and the roads soon open up into rolling hills. Woodford Bridge is a 5 min walk away and has all the amenities we need. We've really enjoyed the small family-run Italian restaurant around the corner from us - they do a great pizza! There are several other good restaurants and a couple of good pubs within minutes from our door. It has also been great to have the transport links into London available to us just a short distance away. We've spent the last 2 years working through the house, turning it from a 2 bed to 4 bed home to accommodate our growing family and provide us with ample space. We landscaped the rear garden and spent much of the last summer enjoying the sunshine on the decking and the patio. With the rear of the garden backing onto the local Methodist church, the garden is far less over looked than many other property's in the area.

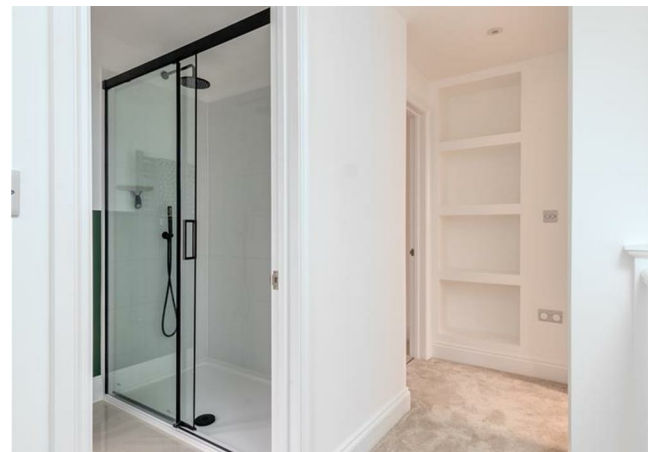
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Reception
13'6" x 13'10"

Bathroom
8'4" x 8'7"

Reception
11'3" x 13'10"

Bedroom
11'10" x 8'10"

Kitchen
11'10" x 8'10"

Bedroom
12'4" x 12'9"

Garden
52'0" x 21'9"

Bathroom
4'11" x 8'2"

Bedroom
11'3" x 13'9"

Bedroom
16'7" x 8'8"



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