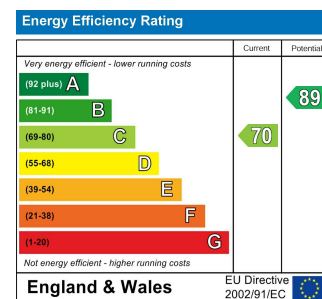


Total Area: 90.3 m² ... 972 ft²
All measurements are approximate and for display purposes only.



GAYNES HILL ROAD, WOODFORD GREEN Offers In Excess Of £550,000 Freehold 3 Bed House



Features:

- Three Bedroom Terrace
- Vast South Facing Garden
- Fully Refurbished Throughout
- Various Extension Opportunities
- Ground Floor WC
- Two Reception Rooms
- Short Walk To Ashton Playing Fields
- Short Walk To Claybury Park

A perfectly pristine three bedroom terrace with twin receptions, south-facing private garden and plentiful development potential. Here you're ideally positioned between Woodford and Chigwell, with vast acres of mature parkland on all sides.

Claybury Park is just around the corner, or you can be exploring the wide open green spaces of Roding Valley Park just five minutes after stepping out your front door. If you really want to stretch your legs, follow the River Roding north to Buckhurst Hill for a choice of high end gastropubs and eateries.

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hello11@stowbrothers.com
0203 397 2222

E17 & E10
hello17@stowbrothers.com
0203 397 9797

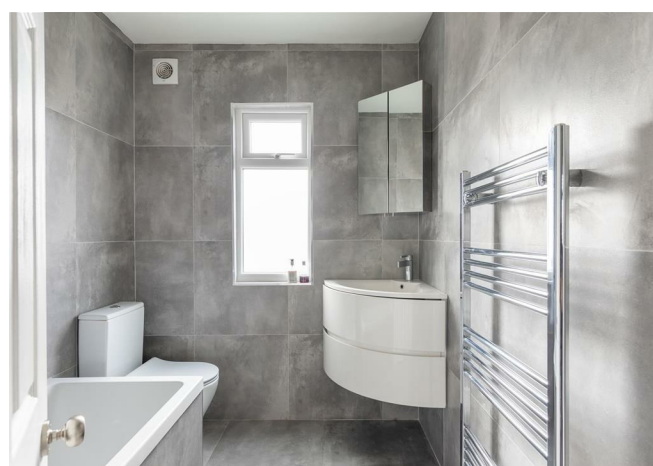
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IF YOU LIVED HERE...

You'll be stretching out in your 170 square foot front lounge with a cosy grey carpet underfoot and box bay window framing that lush, leafy street view. Next door and the sleek dining room comes in at 125 square feet with patio doors sliding open to your south-facing fifty five foot garden. Out here a patio leads to a lengthy stretch of Trulawn with beds running to the left, ending in a second patio area. There's plenty of room for extension here, subject to the usual permissions.

Back inside - this time through the kitchen door - and your culinary space is decked out in a smart white suite of cabinets complete with integrated appliances, chrome effect backsplashes and countertops, plus a gorgeous garden view. Out in the hallway you'll find a handy WC tucked away under the stairs. Head past the tower radiator and up your carpeted stairway for two impeccable 125 square foot double bedrooms, plus a versatile single sleeper. Lastly, your bathroom's curved floating sink, over-tub shower and large format pewter grey tiles combine for a spa-like sanctuary.

Outside and just past Woodford station is The Broadway, your

beautiful red brick social hub with all the day-to-day amenities you could require. Chow down on the catch of the day at local favourite The Broadway Fish House, where the freshest just-caught seafood is flown in daily. Or indulge in something sweet while watching the world go by at Belgique Cafe & Patisserie. If you're on the go then COOK offers delicious and nutritionally balanced pre-prepped food tailored to the needs of your nearest and dearest.

WHAT ELSE?

- Parents will be pleased to know you have eight primary/secondary schools less than a mile away on foot rated 'Good' or better by Ofsted. The 'Outstanding' Ray Lodge Primary is half a mile away across the river.
- Woodford underground is twenty minutes on foot or an eight minute cycle. From here the Central Line will speed you to Stratford in eleven minutes or Liverpool Street in twenty-three.
- Drivers can be on both the North Circular or M11 in four minutes.
- CIRQ-HIIT Gym is just past the station, making it easy to hit those fitness goals. Combining HIIT and resistance training, it's a friendly spot catering for all fitness levels.



A WORD FROM THE OWNER...

"We have been here for over 20 years and moved here as a young family, our daughter has attended the local schools and we have loved the community feel of the neighbourhood. We love the fact that there is a great range of amenities across the road and love being a stones throw away from the Claybury Park and Ray Lodge Park where we love to go for walks all year round."

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Reception Room
14'7" x 11'3"

Bedroom
12'5" x 10'11"

Reception Room
12'5" x 10'9"

Bedroom
12'6" x 10'11"

Kitchen
17'5" x 6'0"

Bathroom
7'6" x 6'0"

WC

Garden
57'4"

Bedroom
7'8" x 6'0"



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