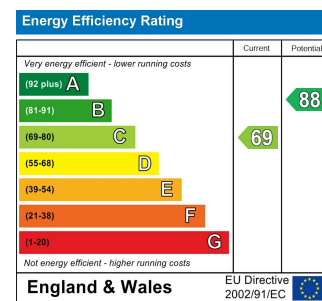


Total Area (Excluding Porch, Outdoor Storage & Garden): 63.0 m² ... 678 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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.



ROXWELL WAY, WOODFORD GREEN

Offers In Excess Of £400,000 Leasehold 2 Bed Maisonette



Features:

- Ground Floor Maisonette
- Two double bedrooms
- Well presented
- Bright & spacious
- Huge west facing garden
- Close to Woodford Station
- Short walk to shops
- Eat in kitchen

A bright and beautiful two double bedroom ground floor maisonette, with incredible gardens front and back. Perfectly positioned in Woodford Green, here you're just a short jaunt from the central line tube, The Broadway and Roding Valley Park.

Access the Roding Valley Park Trail from Chigwell Road, a mere twelve minute walk away. From here you can follow the River Roding north to Buckhurst Hill and beyond, or south all the way to the gorgeous environs of Wanstead. Perfect for picnics.

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IF YOU LIVED HERE

You'll be set nicely back from the road behind lush screening greenery. Your quiet residential street's nonetheless within easy reach of so much Woodford has to offer. Open your garden gate to head down a path flanked by thriving greenery and a bed of tulips and step inside. To the right is your 190 square foot lounge with a bright, easterly aspect, and characterful arched recess. It all leads through to the eat-in kitchen, with a larder and elegant cream cabinets sitting against tranquil sage walls.

Step outside here for your jaw-dropping fifty foot, west-facing garden. Patio leads to lawn via an enticing timber circle bedecked with daffodils. Through another decorative wooden ring is your greenhouse and growing patches - a veritable solace for the green-fingered. Back inside and next is your bathroom, a gleaming white affair with a rainfall shower over the teardrop tub and a recessed Belfast sink. Lastly, two double bedrooms complete things, both with built-in storage, cosy biscotti carpet and leafy views.

Outside and Woodford station is just twelve minutes on foot for

direct access to the City and West End via the speedy Central Line. Rainy day? Both the W14 and 549 bus routes run from around the corner to shuttle you from Loughton and Buckhurst Hill all the way down to Leyton or take the 275 to Walthamstow. Drivers can be on both the North Circular and M11 in five minutes, ideal for thirty five minute trips to Stansted Airport.

WHAT ELSE?

- Woodford Green's amenities are just half a mile away, for all your day-to-day needs. There's also a fine choice of eateries and watering holes.
- Current or prospective parents will be happy to find eight schools in a one mile radius rated 'Good' or better by Ofsted. Four of these have 'Outstanding' status, including Ray Lodge Primary, just five minutes' walk.
- For fitness goals there's a choice of CIRQ-HIIT Gym, Allstar Kickboxing Academy, Woodford Green Gym and Yoga on the Green.



A WORD FROM THE OWNERS...

"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 Mezze on the Green are also really popular.

There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up."

BEN CHARLETON
ASSISTANT BRANCH MANAGER

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Garden
130

Bedroom
11'5" x 12'9"

Reception Room
15'5" x 12'1"

Kitchen
11'1" x 12'5"

Bathroom

Bedroom
11'5" x 10'5"



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