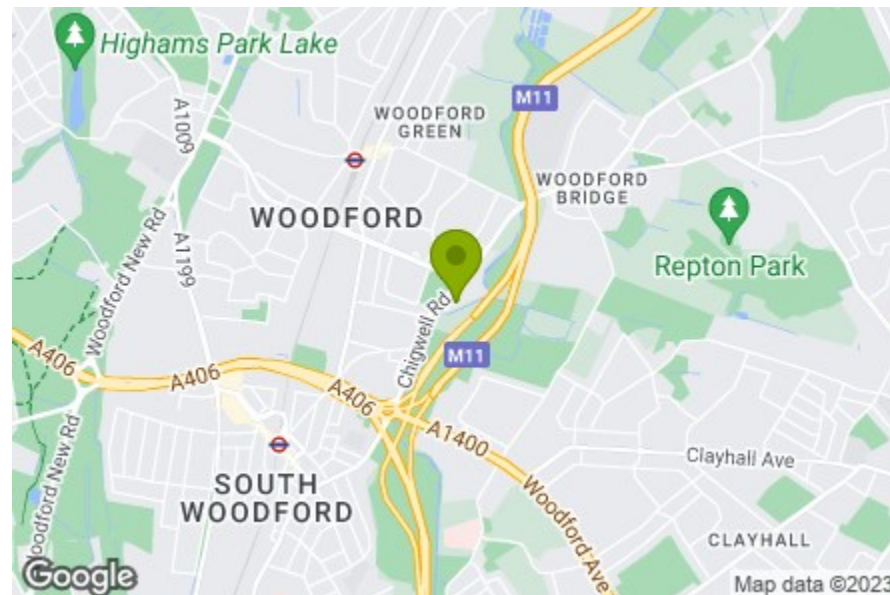


- Reception Room  
14'1" x 12'6"
- Kitchen  
7'2" x 6'2"
- Bedroom  
12'9" x 9'1"
- Bedroom  
9'2" x 7'8"
- Bathroom  
7'2" x 5'2"
- Garden  
59'0"

Total Area: 53.9 m<sup>2</sup> ... 580 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## CHALFORD WALK, WOODFORD GREEN Offers In Excess Of £280,000 Leasehold 2 Bed Maisonette



### Features:

- First Floor Maisonette
- Two Bedrooms
- Large Private Garden
- Quiet Dead End Road
- Natural Light
- Roding Valley Park On Your Doorstep

Good-sized first floor maisonette with heaps of potential to develop into a beautiful home. This light and airy apartment boasts its own large garden and is surrounded by green spaces including the stunning Roding Valley Park.

**E11 & E7**  
hello11@stowbrothers.com  
0203 397 2222

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

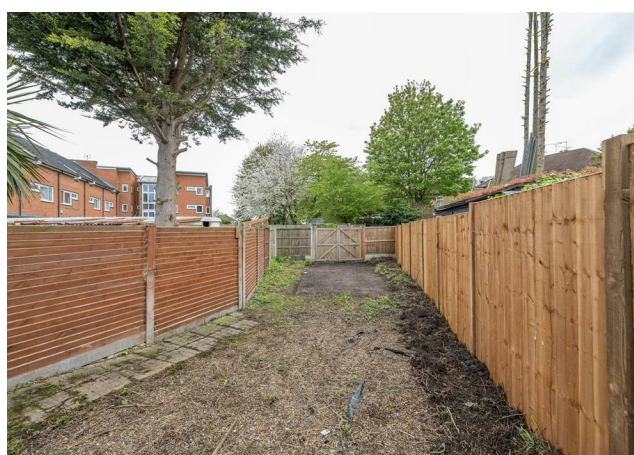
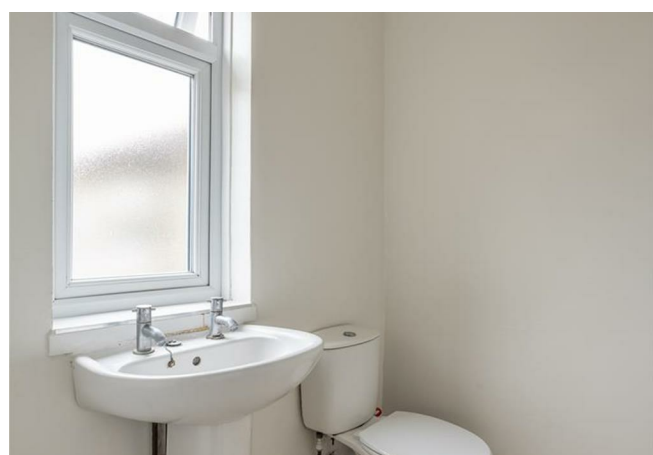
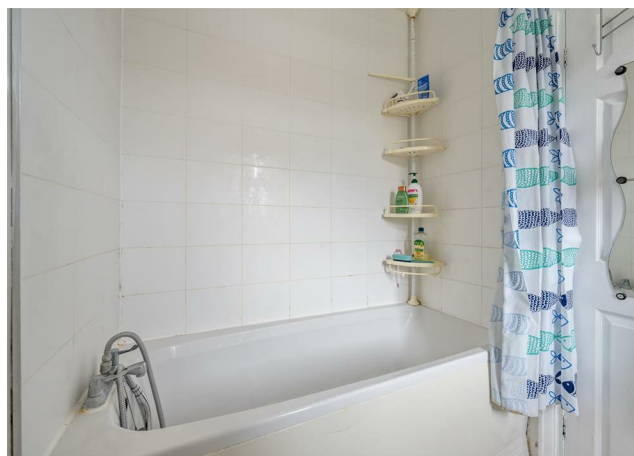
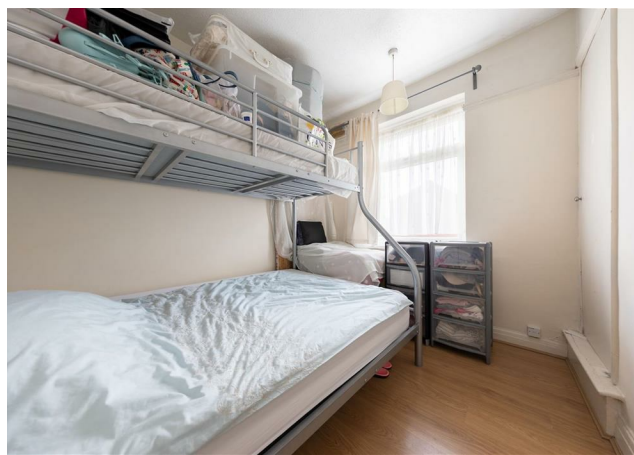
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**IF YOU LIVED HERE...**

You'd enjoy the peace and tranquility of a quiet street within easy walking distance of local amenities. This 1930s conversion has a really good sized living room with engineered wood flooring and a large bay window. There's plenty of space for a dining table and chairs and even a work from home alcove as well as relaxing lounge. The walls are painted in a fresh, neutral tone.

You'd have a fantastic separate kitchen with contemporary white gloss cabinets, contrasting dark wood work surfaces and space for your washing machine.

The wood flooring extends into the bedrooms - both of which are a decent size and can fit double beds. They are finished to a good standard and move in ready!

The bathroom has a full white suite, tiled floor and shower over the bath tub.

Green fingered homeowners have a delightful opportunity to transform the garden into a real haven, with room for a really long lawn, decking and a patio!

**WHAT ELSE?**

- Roding Valley Park is just waiting to be explored. The river Roding runs through it and there are walking trails, woodlands, a picnic area and playground.
- Woodford Green has the appeal of a country town with charming pubs, a quaint high street and cricket, golf and rugby clubs.
- Woodford station is on the Central Line, just 30 minutes from Oxford Circus.



**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. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. 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. 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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