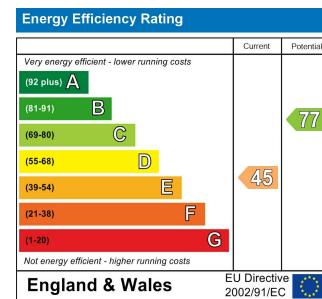
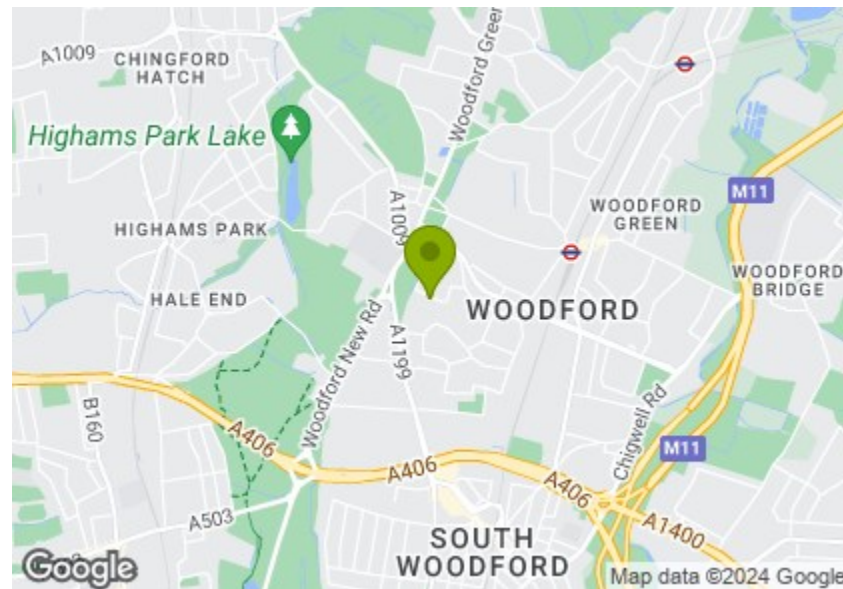




Total Area (Excluding Basement, Garden Room & Loft Room): 176.5m sq ... 1900 ft sq
Total Area (Including Basement, Garden Room & Loft Room): 279.6m sq ... 3009 ft sq

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.



GRANGE AVENUE, WOODFORD GREEN

Offers In Excess Of £1,150,000 Freehold

4 Bed House - Semi-Detached



Features:

- Semi detached 1920s house
- Four double bedrooms
- Brimming with period features
- Landscaped south-west facing garden
- Two large reception rooms
- Open plan kitchen/diner
- Loft poised for conversion
- Masses of storage
- Option for bedroom suite
- Chain free

An incredible one-of-a-kind find four double bedroom semi detached family home, with skylit garden room, expertly landscaped rear garden, cellar and developmental potential. It's all enviably located in the leafy enclave of Woodford Green.

This jaw-dropping abode comes with plenty of natural retreats close by. Broomhill Walk starts a few steps away from your front door for easy access to Woodford Green itself. From here Epping Forest's endless acres are laid out in front of you. Follow the River Ching up through Highams Park, Hatch Forest and Whitehall Plain, ending up with a Sunday roast at the Queen Elizabeth gourmet pub.

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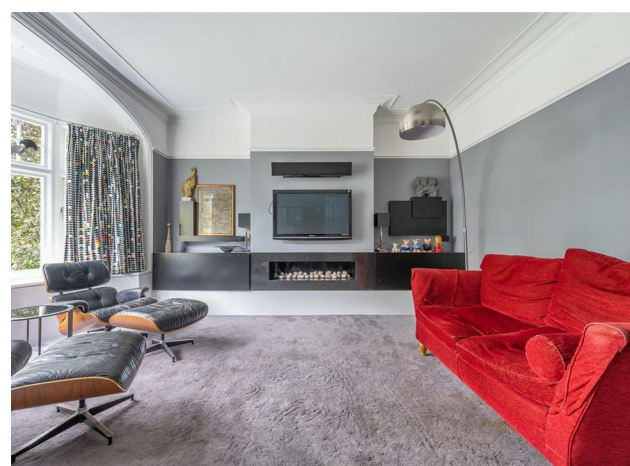
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IF YOU LIVED HERE...

You'll be enjoying all the expertly curated love and care that's been lavished across all 3000 square feet of this beautiful abode. Your 265 square foot lounge is an elegant introduction with that classic bow window nodding to the building's 1920s heritage, while a floating cabinet and elongated pebble fireplace make for a contemporary and sophisticated space. Next door and your second reception's just as grand, and home to parquet floorboards, a gorgeous period fireplace, built-in storage and intricate ceiling moulding overhead.

It all leads out to your skylit kitchen/diner for superlative elevated views out over your garden, a constellation of recessed spotlights twinkling overhead and a kitchen area home to a chef's island, seamless storage and fully integrated appliances. Step down the stairs here for your breathtaking south-west-facing landscaped rear garden, where patio leads to lush lawn and flourishing beds. Even out here the delectably on-trend designer flourishes keep on coming, as glorious repurposed 80s vintage glass blocks, wrapped with wisteria, cast dappled sunlight across the path.

This pathway leads to your private, dual aspect and skylit 135 square foot garden studio, a versatile space with its own shower room. Back inside and the ground floor's completed by an immaculate WC. Head up to the first floor and an incredible four double bedrooms await, all impeccably appointed, and with two striking washrooms to choose from there'll never be a queue for the bathroom. Sliding doors hide away whole sections of the property for future talking points galore. Lastly, your 130 square

foot, timber-clad loft space is ripe for conversion, while your basement gives you an extra 500 square feet to play with (and has the bonus of natural light). It's all too beautiful.

Outside and you're a fourteen minute walk or four minute cycle from Woodford tube station for direct eleven minute runs to Stratford. Liverpool Street takes twenty minutes and Tottenham Court Road twenty nine. The station's also where you'll find The Broadway, your local social hub with all the day-to-day amenities you could require. Other transport options include the many connections of the 275 and 675 bus routes which run around the corner from Broadmead Road. Drivers can be on the North Circular in six minutes or the M11 in eight.

WHAT ELSE?

- There are fifteen primary/secondary schools less than mile away on foot, six of which are deemed 'Outstanding' by Ofsted. The remainder are rated 'Good'.
- Hit wellness goals at Yoga on the Green. With a brilliant choice of yoga, Pilates or Pilates Reformer classes, you'll be glowing from head to toe. It's just opposite the fire station.
- Head to Sushi Hut around the corner afterwards and catch up with friends while devouring a crunchy Dragon Roll that's out of this world.



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 Mezzo 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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Basement Room 1

8'0" x 8'0"

Basement Room 2

10'7" x 11'8"

Basement Room 3

8'0" x 16'4"

Basement Room 4

12'7" x 8'8"

Reception Room

16'4" x 16'0"

Reception Room

13'2" x 16'0"

WC

Kitchen/ Diner

24'7" x 18'8"

Bedroom

13'2" x 16'0"

Bedroom

11'8" x 9'10"

Ensuite

Bathroom

Bedroom

13'3" x 9'4"

Bedroom

11'9"m x 10'9"

Garden Room

11'3" x 12'11"



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