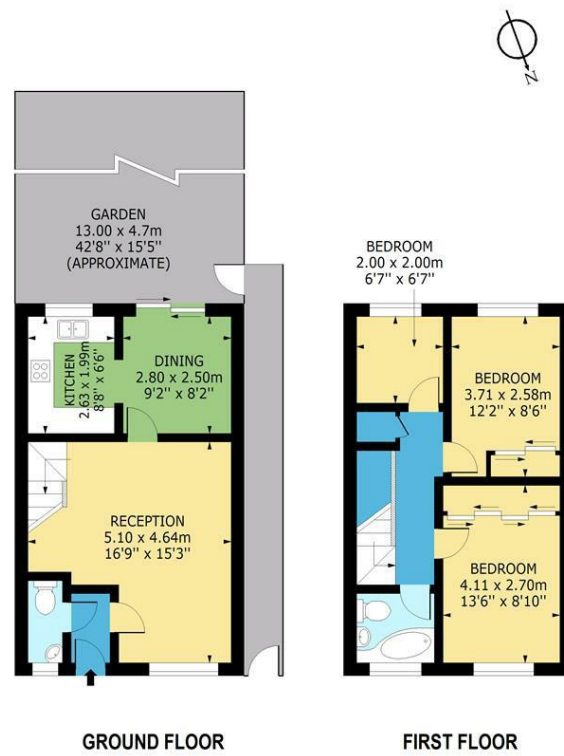
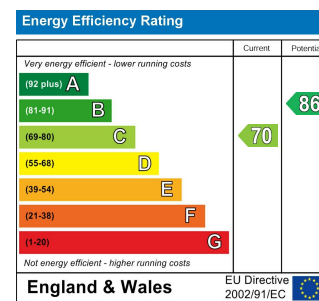
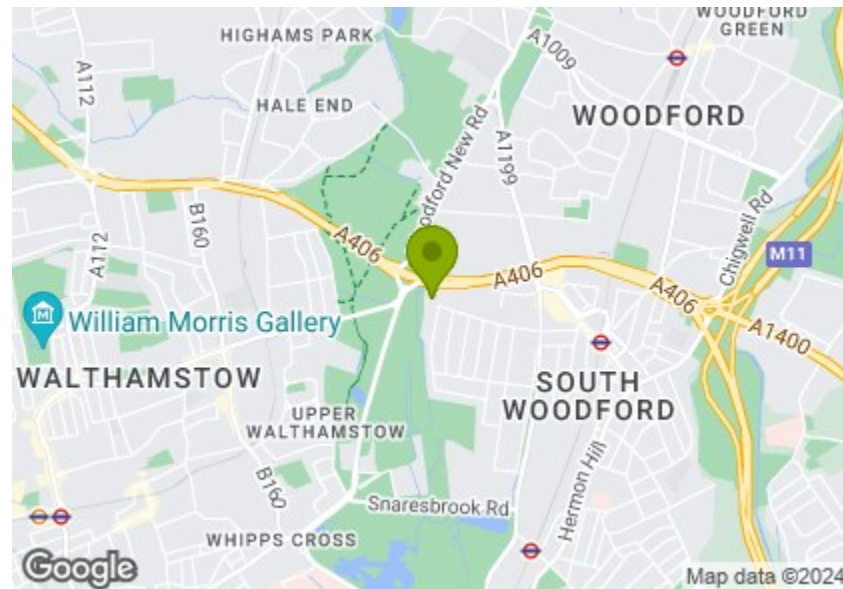


**Grove End, E18**  
Approx. Gross Internal Area 809 Sq Ft - 75.16 Sq M



**RICS Certified Property Measurer**  
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
ipaplus.com Date: 2010/2022



## GROVE END, SOUTH WOODFORD

Offers In Excess Of £550,000 Freehold  
3 Bed House - End Terrace



### Features:

- Three Bedrooms
- Large Reception
- Dining Room
- Ground Floor WC
- Private Facing Rear Garden
- Immaculately Presented
- 10mins to George Lane Amenities

A bright and smartly appointed three bedroom home with a south-west facing garden, sat on a quiet residential turning. Here you're nestled right by the lush environs of Epping Forest, within easy reach of South Woodford's many amenities.

Car owners are well catered for - you have designated parking outside and drivers can be on the arterial North Circular in mere moments. The M11's a handy seven minutes away too.

**REQUEST A VIEWING**  
0203 3691818

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

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

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

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0208 520 6220

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propertymanagement@stowbrothers.com  
0203 325 7228

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**IF YOU LIVED HERE...**

You'll be welcoming friends and family into your delectable 250 square foot lounge/diner with engineered walnut effect hardwood underfoot, sky blue walls and a leafy street view. Your striking dining room sits next door and is home to a canary yellow feature wall and lashings of light from that south-facing aspect. It's laid open to the kitchen, itself handsomely attired in a sleek white suite of cabinets contrasting with black splashbacks and countertops to fine effect.

Slide open the dining room doors to step into your forty foot garden. Out here patio gives way to a lawn flanked by raised beds and a boundless skyline. There's also side access here - ideal for entertaining in your sun-drenched green space in the warmer months. Back inside and the ground floor's completed by a handy WC. Head up the stairs for two generous double bedrooms with built-in storage, plus a single sleeper ideal for a child or home office. Lastly, your bathroom comes with a shower over the tear-shaped tub and a traditional white suite.

Outside, and you're fourteen minutes on foot from South

Woodford station, sat in zone four for direct eighteen minute runs to Liverpool Street via the Central Line. Heading to the West End? Tottenham Court Road is just nine minutes further. The 679 bus route goes straight to Ilford station for the brand new Elizabeth Line, and stops just around the corner on Waterworks Corner. You'll also find the 123 route here - ideal for Walthamstow, Walthamstow Village and The Wetlands or for joining the speedy Victoria Line.

**WHAT ELSE?**

- Your local social hub of George Lane is a half a mile stroll away for a great choice of cafes, bars and pubs, as well as the Art Deco Odeon cinema. Flock Cafe is a superlative spot for brunch, while Elmo's serves up mouth watering, inventive pizzas.
- You have fifteen primary/secondary schools less than a mile away on foot, all rated 'Good' or better by Ofsted. Churchfields, Whitefield, Woodside Academy and Oakhill Primary all enjoy 'Outstanding' status.
- If you're looking for an escape into nature, London's lungs lie just outside your front door. Wander as far as your legs will carry you through Epping Forest. Perhaps join the River Ching and follow it north through Highams Park and on to Hatch Forest.



**A WORD FROM THE EXPERT...**

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets - M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese restaurant Sakura, and the award-winning Indian Grand Trunk Road. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON  
E18 SENIOR ADVISOR

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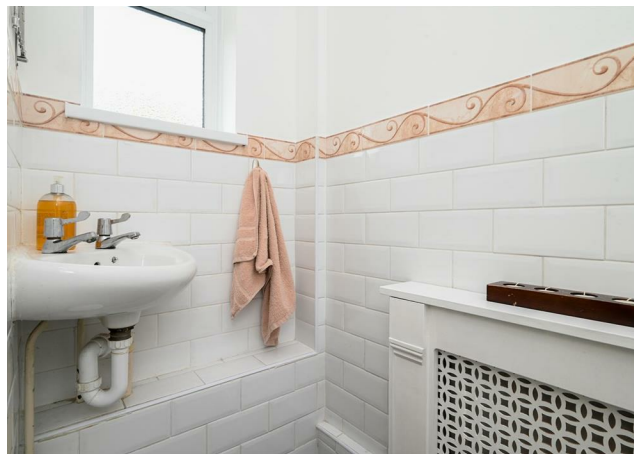




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**Reception**  
16'8" x 15'2"

**WC**

**Dining**  
9'2" x 8'2"

**Kitchen**  
8'7" x 6'6"

**Garden**  
42'7" x 15'5"

**Bedroom**  
6'6" x 6'6"

**Bedroom**  
12'2" x 8'5"

**Bedroom**  
13'5" x 8'10"

**Bathroom**

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