

UPLANDS ROAD, WOODFORD GREEN

Offers In Excess Of £435,000 Freehold

2 Bed House - Mid Terrace



Features:

- Two Bedroom Terrace
- Driveway
- Double Garage
- High Quality Fitted Kitchen
- 62' Large Garden With Patio
- Through Lounge
- Loft & Rear Extension Opportunities
- Residential Location With Excellent Transport Links

A sleek and sizeable two bedroom mid terrace with a private, south-east-facing garden, driveway, garage and scope for development. You're on a leafy street in Woodford here, encircled by green spaces galore yet in easy reach of the city.

Woodford tube station is a mile away on foot or a seven minute cycle, and will ferry you to straight to Stratford, Liverpool Street or Tottenham Court Road via the Central line. Or jump on the 275 or W14 bus routes from Chigwell Road to be whisked to Woodford, Highams Park, Walthamstow Central or St James Street stations.

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IF YOU LIVED HERE...

You'll be dining and reclining in your huge 290 square foot through lounge with natural light pouring in through that bay window, a vintage fireplace with marbled surround serving as a fine centrepiece, and sleekly engineered walnut effect hardwood flowing underfoot. It all leads through to your eat-in kitchen where a timber effect suite of cabinets, sparkling white worktops and light grey metro tiles make for a fine culinary space. Open the kitchen door here to step out onto your beautiful sixty foot south-east-facing garden.

Here you'll find a patio (with extension potential, subject to permissions) leading to a lush lawn and on under a pergola to your 265 square foot fully-powered double garage. Back inside and on the first floor your principal sleeper comes in at 130 square feet with leafy dual aspect views, built-in storage and cosy carpet. Bedroom two's a generous and versatile single, while the family bathroom's attired in porcelain tiles with a shower over the tub and heated towel rail. Lastly, you could build skywards into your loft as some of your neighbours have done (subject to the usual permissions).

Outside and both Claybury Park and Roding Valley Park are moments away, for joggers and strollers alike. For fitness, Ashton Playing Fields are just as close, with athletics track, courts and pitches. Alternatively, the glorious ancient spaces of Epping Forest are half an hour's walk away, ideal for pondering and wandering. For amenities you're a five minute drive from both Woodford and Chigwell, so you're always within easy reach of creature comforts, despite the greenery surrounding you.

WHAT ELSE?

- You have nine schools deemed 'Outstanding' or 'Good' all less than a mile away on foot. The 'Outstanding' Ray Lodge Primary is just eleven minutes' walk.
- Catching up with friends? Melin's a superlative restaurant just eight minutes away on foot. Try their Wagyu Shish with padron peppers and thank us later.
- If you're driving, the North Circular and the M11 are just eight minutes ride for ease of getting out of the city.



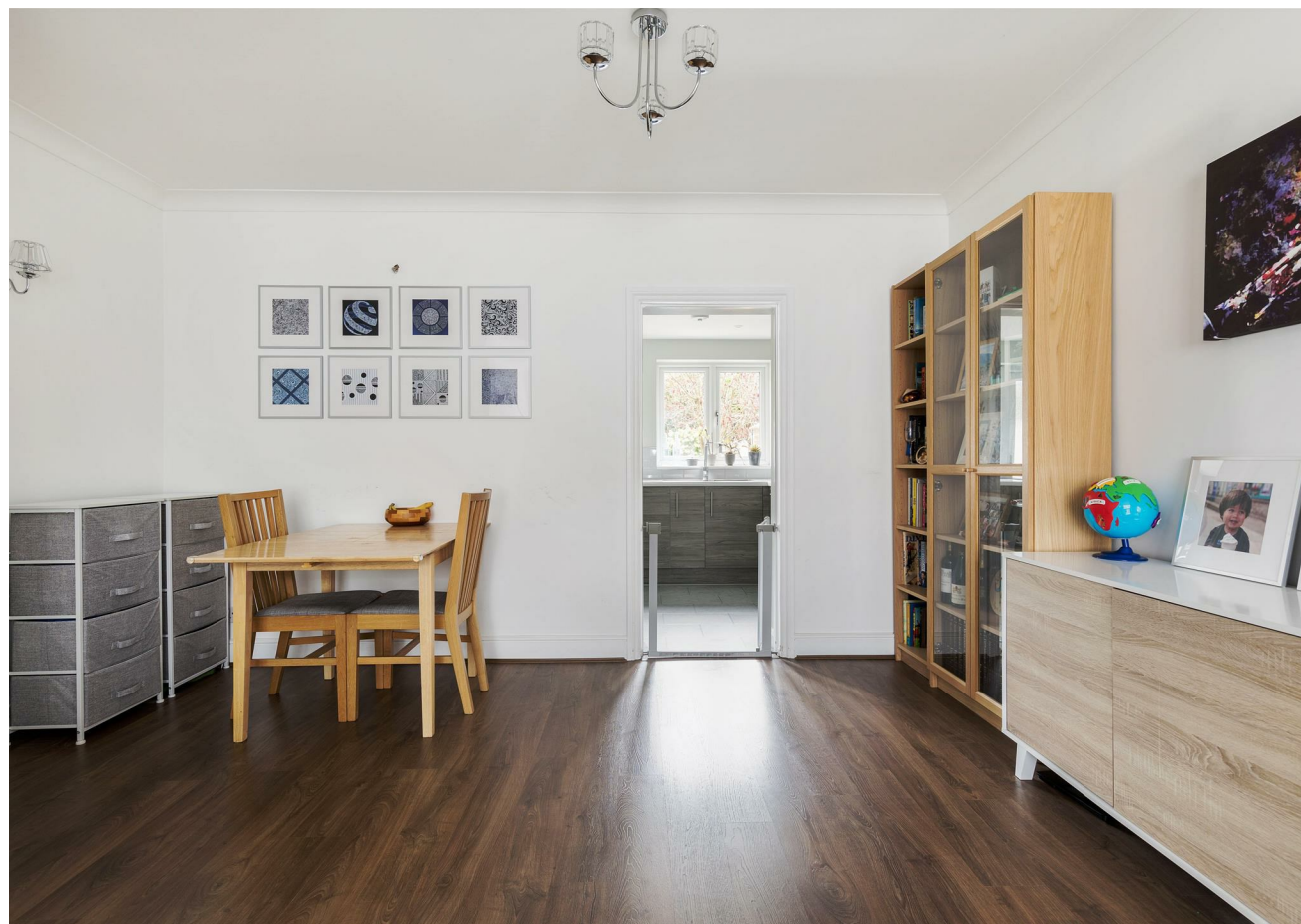
A WORD FROM THE EXPERT...

"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 SENIOR ADVISOR

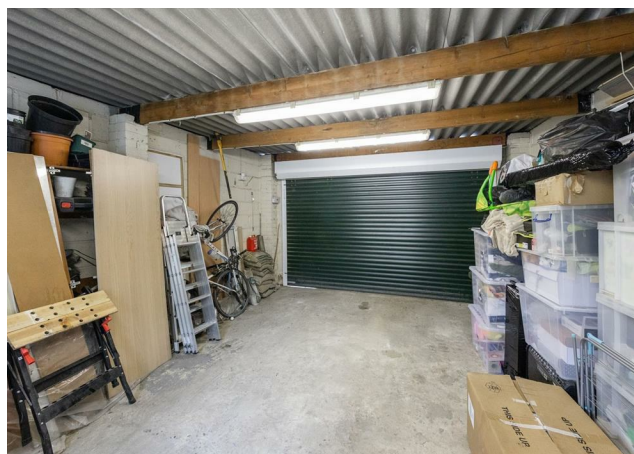
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Reception Room
22'0" x 13'11"

Kitchen
13'8" x 7'8"

Bedroom
13'11" x 9'9"

Bedroom
8'5" x 7'11"

Bathroom
5'11" x 5'8"

Garage
19'0" x 14'0"

Garden
62'4"



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