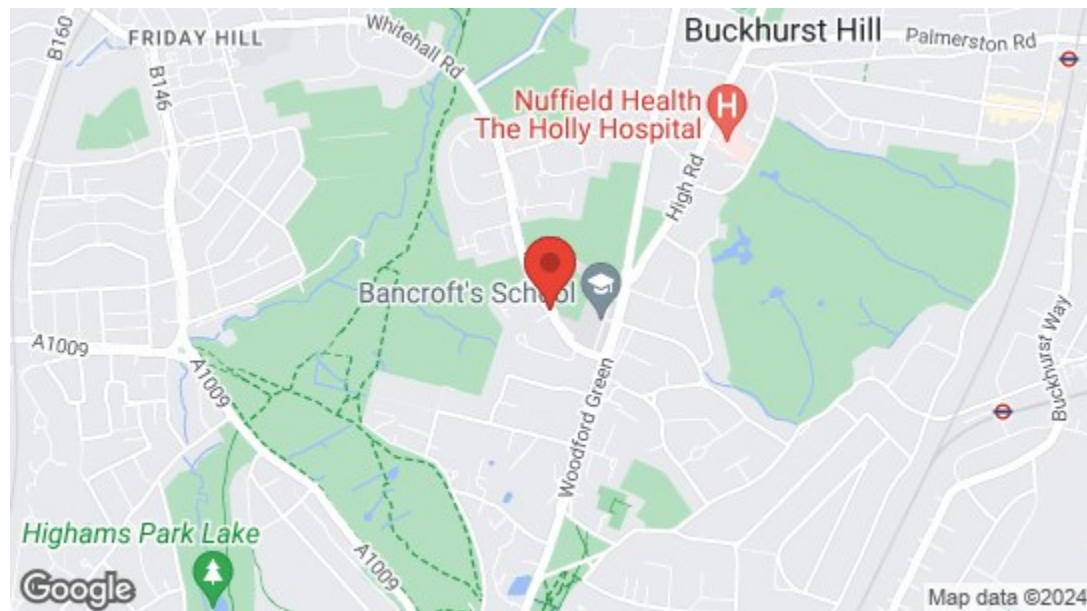



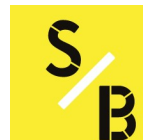
Total Area (Excluding Garage): 72.2 m² ... 778 ft²

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

 **Whitehall Road, Woodford Green**
Offers In Excess Of £400,000 Share of Freehold
2 Bed Maisonette



→ E17 Office
 236 Hoe Street
 E17 3AY
 0203 397 9797
 hello17@stowbrothers.com

→ E11 Office
 117a High Street
 E11 2RL
 0203 397 2222
 hello11@stowbrothers.com

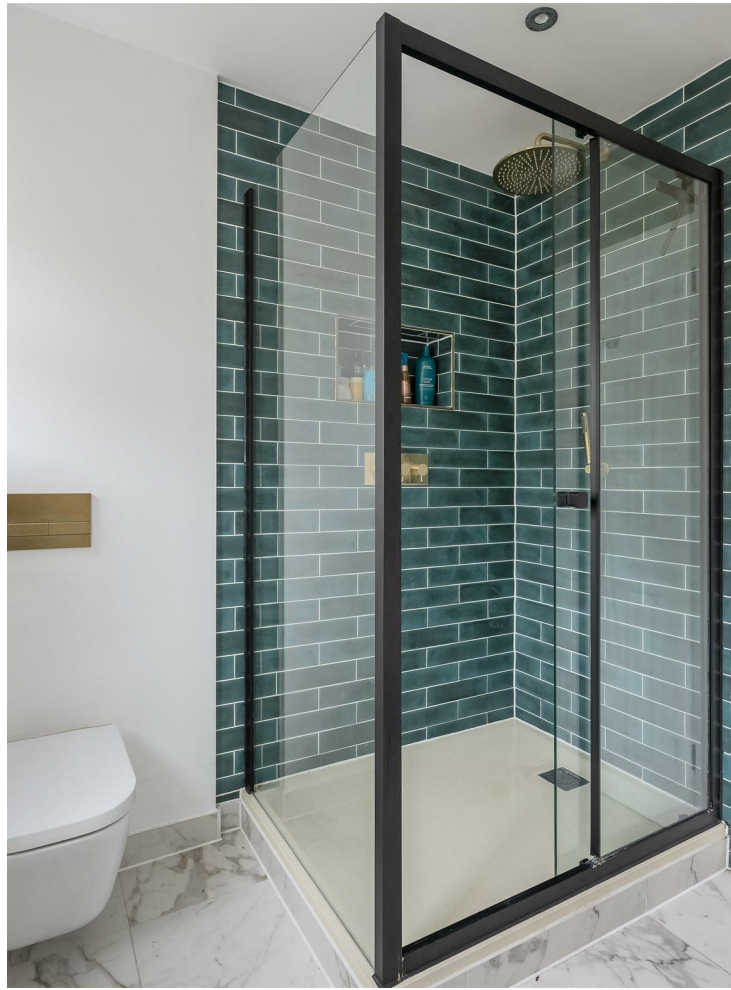
→ E4 Office
 1 Bank Buildings,
 The Avenue, E4 9LE
 0203 369 6444
 hello4@stowbrothers.com

stowbrothers.com
 @stowbrothers

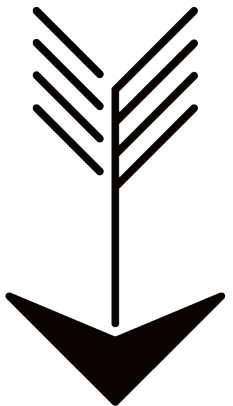


Features

- First Floor Maisonette
- Two Bedroom
- Private South-West Facing Garden
- Approx 778 Square Foot
- Moments Away From Epping Forest
- Private Garage
- Own Entrance
- Share of Freehold
- No Service Charge
- Off Street Parking



This spacious first floor two bedroom upper maisonette has a private entrance and comes with its own garage, a sunny, southwest-facing garden, and a share of the freehold. Located on a desirable street in Woodford Green close to Epping Forest, it's ideally located with easy access to shops, schools, and transport links, including Woodford Central Line station.



A WORD FROM THE OWNER...

"I have lived here since 2018 and I love the area. I work in Central London in a busy job and so having a space such as this one where it is quiet and close to the forest is a dream situation for me. My flat is a 12 minute walk from Buckhurst Hill High Road, very close to Woodford Green, and a 5 minute bus ride to North Chingford. However it's also only 10 minutes drive to Walthamstow, the M25 and M11.

I love the flat for its size, it's bigger than others in the area and than new build flats. It's a quiet road and the bedrooms are at the back so no noise when sleeping, the only time you will see it busy is in the morning at school drop off time. I love my garden and having a garage and parking is beneficial.

The location is my favourite thing, I can literally walk to the end of the road and be in the forest. Whitehall Plains are another great spot I like to visit for hikes and bike rides. We are a little community in our block, and within the 2 houses that border us. We all know each other by name, we look out for each other, help each other when necessary and that's a rare thing these days. I will miss my neighbours but I'm moving on to a house hence my reason for selling."





➤➤ IF YOU LIVED HERE...

You'd be happy to come home to this thoroughly modern property with its immaculate décor, contemporary fixtures and fittings, clean lines, and huge picture windows with lovely leafy views. All rooms are generous sizes including the living room (over 19 ft long) and the main bedroom (over 16 ft long). And the property has great natural light, with windows on three sides and in all rooms including the hallway.

Entering via your own ground floor front door you come up the stairs to the central hallway. This is carpeted and has doors to the living room and kitchen at the front of the property, the two bedrooms at the rear, and the bathroom in between.

The living room is a fabulous space with a wide picture window that frames leafy views and plenty of room for lounge and dining areas. The conveniently adjacent kitchen has a stylish simplicity, with a glossy tiled floor, sleek handleless fitted cabinets and discreet integrated appliances. Peppermint green metro tiles complement the otherwise monochrome décor and a window above the sink provides views, natural light, and ventilation.

The main bedroom, which measures approximately 16 ft by 11 ft, is a serene space that easily accommodates a kingsize bed, and wardrobes. The second bedroom – also a double but currently used as a workspace – has a handy full height built-in cupboard. And the spa-style bathroom is the perfect place to relax with a bath, a separate shower enclosure, and a wall-hung washbasin console and WC. It's flooded with natural light from two windows and the décor epitomises restrained luxury, with white walls, marbled flooring, rich green metro tiles, and brushed brass ironmongery.

Outside, the sunny southwest-facing garden is an oasis of calm with a large, paved terrace, a lawn and a leafy backdrop thanks to mature surrounding trees. The garage is to the rear, accessed via a private side alley.

WHAT ELSE?

- The property is located in a desirable leafy location between Chingford, Highams Park, and Woodford.
- There are several stations within easy reach. The nearest is Woodford on the Central Line which has regular direct services to the City, the West End, and beyond. Road links are excellent – it's a mere ten minute drive to the North Circular Road and fifteen to the M11.
- You're surrounded by green spaces, with Epping Forest just a short walk from your door and both Highams Park and Hatch Forest nearby.

