

Brunel Road, IG8

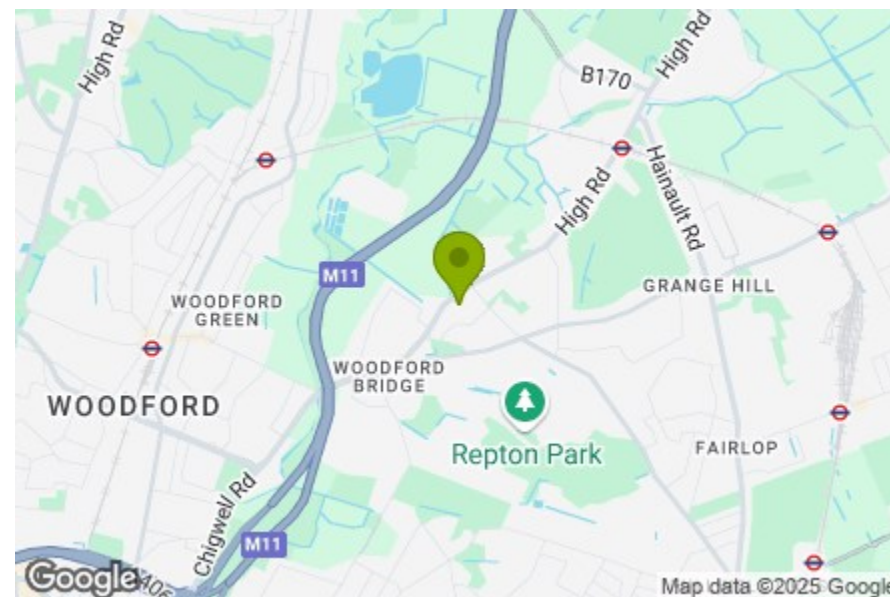
Garden - Approx. 10m x 4.5m at widest points



Total Area: 47.5 m² ... 511 ft²

All measurements are approximate and for display purposes only

- Reception Room
13'7" x 14'10"
- Bedroom
9'10" x 11'5"
- Kitchen
7'9" x 12'2"
- Bathroom
7'9" x 4'8"
- Garden
approx. 32'9" x 14'9" at widest points



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



BRUNEL ROAD, WOODFORD GREEN Offers In Excess Of £280,000 Leasehold 1 Bed Apartment



Features:

- EXTENDED LEASE ON COMPLETION
- One Bedroom Flat
- Ground Floor
- South-West Facing Garden
- Victorian Conversion
- Close to Green Space & Amenities
- Well Presented
- Period Features
- Side Access

A smart and spacious one bedroom ground floor apartment with a private south-west-facing garden. This super semi-detached Chigwell abode is close to fine transport links and amenities galore, with natural retreats in all directions.

Cross Road Green and Duck Pond are just five minutes' stroll around the corner, while Claybury Park and Roding Valley Park sit ten minutes further if you really want to stretch your legs. Or, if you fancy an utterly epic trek, then Epping Forest's a twelve minute drive away.

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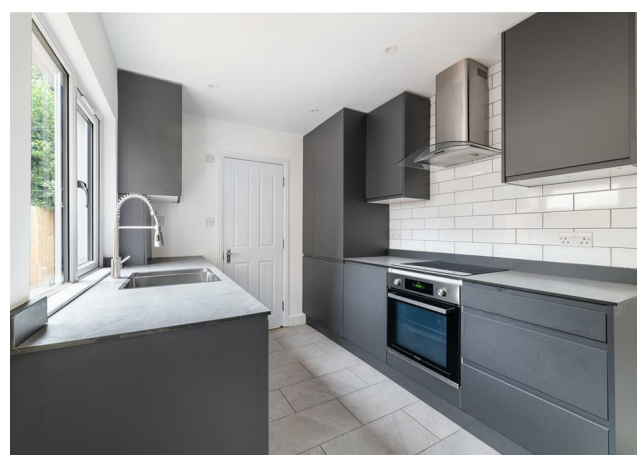
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IF YOU LIVED HERE...

You'll be stepping past your idyllic white picket fence and on to your 195 square foot lounge. A bay window ushers in streams of natural light, a beautifully preserved vintage fireplace sits in the chimney breast and there's plenty of space for dining (or home working, depending on your needs). Head down the hallway and your next port of call will be your 105 square foot bedroom. Timber flooring flows underfoot, recessed spot lighting twinkles overhead and you've a tranquil garden view. There's also some handy storage space.

Continue through and you'll come to the kitchen for a smart suite of battleship grey cabinets housing integrated appliances, a white letterbox tiled backsplash and garden access. Out here a sheltered lean-to leads to your south-west facing outside space - a mix of patio, beds and a timber garden room, all overseen by a canopy of foliage. It's a lush space abounding in potential. Back inside and the apartment's completed by a bathroom dressed top to toe in sandstone tiles, with a rainfall shower over the L-shaped

tub and leafy views.

Outside and the 275 bus route runs from around the corner to whisk you to Woodford for the Central line's direct routes to Stratford, the City, and the West End. If you're staying local just wander down Chigwell Road and you'll find plenty of wining and dining spots - Gandhi Tandoori, Melin, and Kome all come highly recommended.

WHAT ELSE?

- Your new local's the Three Jolly Wheelers, a welcoming Victorian pub serving up steak or aubergine parmigiana. The Crown & Crooked Billet's a few steps further and another fine contender for your new favourite.
- That timber garden room is ideal for turning to use as a dedicated home office, a real contemporary essential.
- If it's date night head to Casa Pipino, also a just a few steps from your front door. Among the more traditional Sicilian fare you'll also find pork belly ribs, garlic dough balls and zucchini slaw.



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. 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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