



Hawthorns, Woodford Green, IG8

BUTLER & STAG



An exceptional opportunity to purchase a home in The Hawthorns, a quiet residential cul-de-sac nestled within one of Woodford Green's most desirable locations. This beautifully presented and generously proportioned property has been thoughtfully refurbished to a high standard by the current owners. During their time here, they have carefully reimagined the layout to create a stylish and functional living space that perfectly suits modern family life.



Freehold

- Price Guide - £700,000 - £725,000
- Being Sold With No Onward Chain
- Principal Bedroom With En-suite
- Downstairs Office With Utility Room
- Updated By The Current Owners
- Fully Integrated Kitchen
- Quiet Cul-De-Sac Location
- Solar Power

Welcome to The Hawthorns, a beautifully arranged three-storey home offering an abundance of space, modern features, and versatile living areas perfectly suited for contemporary family life.

The ground floor greets you with a welcoming entrance hall that leads to a cosy study, ideal for working from home or quiet reading. Adjacent is a practical utility room and a convenient downstairs WC. The open-plan kitchen/diner is the true heart of the home, designed for entertaining and family meals, with direct access to a bright and airy conservatory that opens onto the private garden – perfect for indoor-outdoor living.

The area is renowned for its outstanding schools, both state and independent, including the well-regarded Woodford County High School for Girls and Bancroft's School, a prestigious independent institution. There are also several highly-rated primary schools nearby, all contributing to the area's reputation for academic excellence. With leafy streets, a strong sense of community, and easy access to central London, Woodford Green provides an ideal setting for raising children in a safe, nurturing, and intellectually stimulating environment.

On the first floor, you'll find a generous living room that spans the width of the house, offering a comfortable and elegant space to unwind. A spacious bedroom on this level provides excellent flexibility, whether used for guests, children, or as an additional home office.

The second floor features two well-proportioned bedrooms, including a superb principal bedroom complete with an en-suite bathroom. A separate family bathroom serves the additional bedroom, making this floor ideal for privacy and relaxation.





The Hawthorns

Approx. Gross Internal Area 160.3 sq. metres (1725.5 sq. feet)

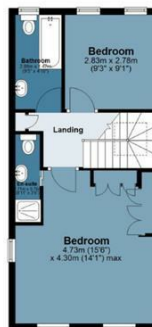
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First Floor
Approx. 41.0 sq. metres (441.8 sq. feet)



Second Floor
Approx. 33.5 sq. metres (361.1 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

www.butlerandstag.uk