



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)

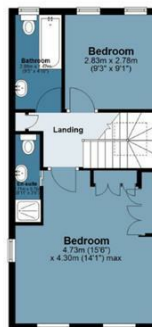
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**First Floor**  
Approx. 41.0 sq. metres (441.8 sq. feet)



**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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