

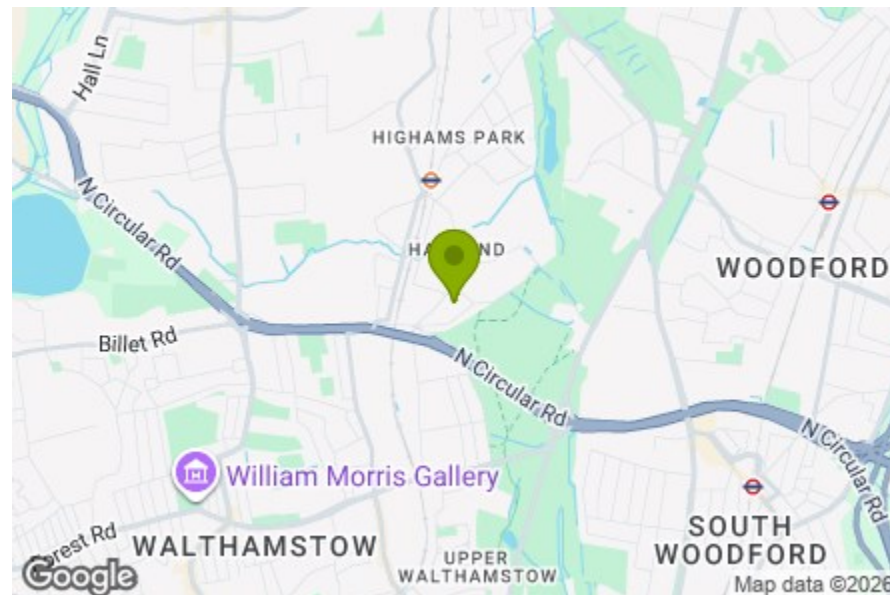
Frinton Drive IG8
Approx. Gross Internal Area 1202 Sq Ft - 111.67 Sq M
Approx. Gross Garage/ Shed Area 175 Sq Ft - 16.26 Sq M



FIRST FLOOR
THE STOW BROTHERS

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 7/4/2026

- Reception Room
15'3" x 12'1"
- Reception Room
13'0" x 11'1"
- Bathroom
8'6" x 2'4"
- Kitchen
10'5" x 6'2"
- Conservatory
12'6" x 10'7"
- Bedroom
14'11" x 10'7"
- Bedroom
12'10" x 8'11"
- Bedroom
8'7" x 6'4"
- Bathroom
9'10" x 7'4"
- Rear Garden
58'8" x 50'1"
- Garage
17'0" x 8'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FRINTON DRIVE, WOODFORD GREEN Offers In Excess Of £775,000 Freehold 3 Bed House - Semi-Detached



Features:

- Three Bedroom House
- Semi Detached 1930s
- Moments From Epping Forest
- Approx 1202 Square Foot
- Potential To Extend (STPP)
- Short Walk to Highams Park Station
- Being Sold Chain Free
- Private Driveway and Garage
- Large Corner Plot
- Downstairs WC

A bright and well-proportioned three bedroom 1930s semi detached house on a large corner plot, with a private driveway, garage and the added benefit of being sold chain free. Set in a leafy Woodford Green spot moments from Epping Forest and a short walk from Highams Park Station, it is well placed for both woodland walks and easy daily commutes.

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IF YOU LIVED HERE.....

Unfolding across two floors and measuring around 1202 square feet, this is a home with a practical and well-considered layout. On the ground floor, you have twin reception rooms, with the front room featuring a generous bay window that draws in plenty of daylight. Alongside these is the kitchen, a downstairs WC and a conservatory to the rear, which adds another flexible living area with a lovely outlook onto the garden.

The interiors feel bright, calm and well kept throughout. The kitchen has warm wood cabinetry and dark worktops, while the bathroom upstairs is finished in a simple, neutral style. The reception spaces have a welcoming feel, with soft tones and wooden flooring bringing warmth and character. Upstairs, all three bedrooms are arranged on the first floor, creating a layout that feels especially well suited to family life.

Outside, the large corner plot gives the house a real sense of space. The rear garden is a particularly good size, with lawn,

established greenery and plenty of room to enjoy in warmer months. The garage and driveway bring everyday practicality, while the potential to extend, subject to the usual permissions, offers plenty of scope for the future.

WHAT ELSE?

- Highams Park Overground Station is a little over half a mile away on foot and will whisk you directly to Liverpool Street in just twenty three minutes. Heading to the West End, Walthamstow Central is only two stops and around five minutes away, where you can change onto the Victoria line.

- Less than five minutes away on foot, you have the grand Royal Oak gastropub and guesthouse. With a thoughtful menu and a fine range of real ales, it is a lovely local to have close by.

- Epping Forest is moments away, giving you easy access to miles of woodland, walking routes and open space.



A WORD FROM THE EXPERT.....

"If you are new to Woodford Green, a quick walk or drive around the area shows what a fantastic place it is, but here is a bit of insider insight. I first got to know it through its great food, drink and nightlife. There is a mix of cosy pubs, independent cafés, smart cocktail spots and lively restaurants, so there is always somewhere new to try. Food lovers have plenty of choice, from classic fish and chips to Mediterranean dishes, hearty Sunday roasts and authentic Italian favourites. Whether you want a quick bite or a long lunch with friends, the dining scene has something for everyone. What truly sets Woodford Green apart is the green space. Epping Forest is only minutes away and offers one of the most impressive natural landscapes in the region. Closer to home, Ray Lodge Park is popular with families and dog walkers, with woodland, good paths and a welcoming atmosphere".

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

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