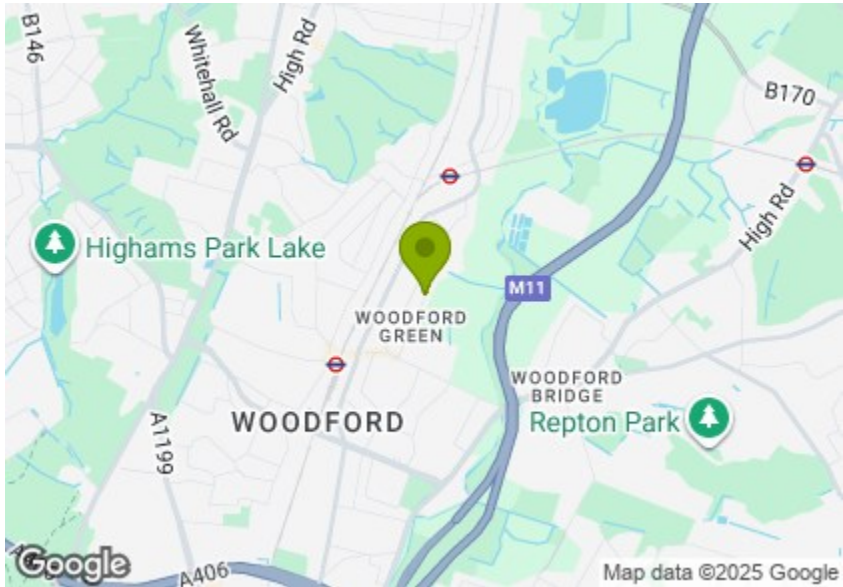


WEST GROVE, WOODFORD GREEN

Offers In Excess Of £700,000 Freehold
4 Bed House - Mid Terrace



Features:

- Double-Bayed Victorian Terrace
- Four Bedrooms & Two Bathrooms
- Solid Wood Handmade Kitchen
- Walk In Dressing Room
- 72 ft West Facing Garden
- Double Loft Converted
- Through Lounge With Polished Floorboards
- Short Walk to Ray Park & Woodford Station

A beautifully presented, four bedroom, two bathroom Victorian family home with a fantastic loft conversion, bespoke kitchen and large West facing garden, flooded with evening sun in the summer months. All just moments away from Ray Park and with all your day to day needs at your fingertips.

Woodford station is an easy ten minute stroll from your new home, where the rapid Central line connects you directly with Liverpool Street in twenty six minutes and Oxford Circus in thirty nine.

REQUEST A VIEWING
0203 3691818

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hello11@stowbrothers.com
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E4 & N17
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IF YOU LIVED HERE...

With 255 square feet of polished, original timber flooring and a beautifully bright, bistro shuttered bay window, your enormous reception and dining room sets the bar high from the outset. It all leads through to your bespoke kitchen where you'll find a Smeg range cooker, sage green cabinets, brass fixtures and fittings, solid granite worktops and a deep Belfast sink. Luminous doors open onto your West facing garden, where patio gives way to lush lawn and another paved relaxation area sits to the rear with a handy garden shed. Back inside on the first floor, you'll find your 175 square foot principal bedroom with another gorgeous, bistro shuttered bay window and a walk in dressing room next door.

Your first family bathroom oozes vintage splendour, with classic chrome fixtures and fittings, smooth metro tilework and a contrasting modern white suite. Your second bedroom overlooks the garden and, heading up to your substantial loft conversion, you'll find the third sleeper also has peaceful garden views. Another beautiful bathroom sits off the landing, with a designer stroll in rainfall shower and an immaculate brass, cream and timber colour scheme. Finally up here, there's a fourth, 135 square foot, bedroom with extra eaves storage and a huge, bright skylight.

Stepping out of your front door, it's just seconds on foot to the entrance of lush,

green Ray Park. With a children's playground, tennis and basketball courts, a central cafe and plenty of woodlands to explore there's something for every member of your family to explore. There're also some great venues for nightlife and fine dining nearby. At the end of your road you'll find your new local, the friendly, traditional Railway Tavern. Then, carrying on towards the station, you'll find The Broadway restaurant, serving delicious Mediterranean plates and signature cocktails. Rosso is also close to the station, a beautifully decorated authentic Italian restaurant with a large dining terrace and a mouth watering menu.

WHAT ELSE?

- There are fourteen primary and secondary schools within a mile of your home. The two closest, Ray Lodge Primary and Woodbridge High, both achieved an 'Outstanding' rating from Ofsted in their latest inspections.
- You're perfectly placed for road access to the rest of London and UK. In five minutes by car you'll be at Charlie Brown's roundabout, leading onto the North Circular, M11 and A12 motorways.
- Crossing the park, just over a mile from your home, there's a wonderful Japanese restaurant called Kome. Specialising in sushi, but with a varied range of Asian dishes on the menu, it's well worth the scenic walk to dine here.



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 Mezze 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 Monkham's 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

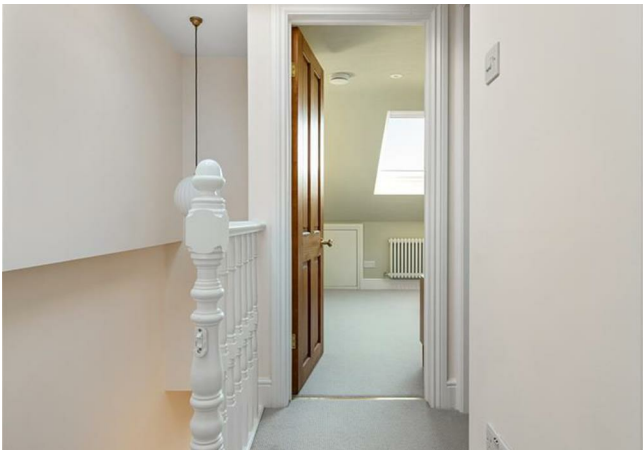
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Reception Room
25'4" x 10'3"

Kitchen
11'2" x 8'9"

Bedroom
13'7" x 13'3"

Dressing Room
8'2" x 5'6"

Bathroom
8'2" x 5'7"

Bedroom
11'2" x 9'1"

Bedroom
13'0" x 10'8"

Bedroom
10'6" x 8'4"

Shower Room
6'11" x 5'4"

Garden
72'2"



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