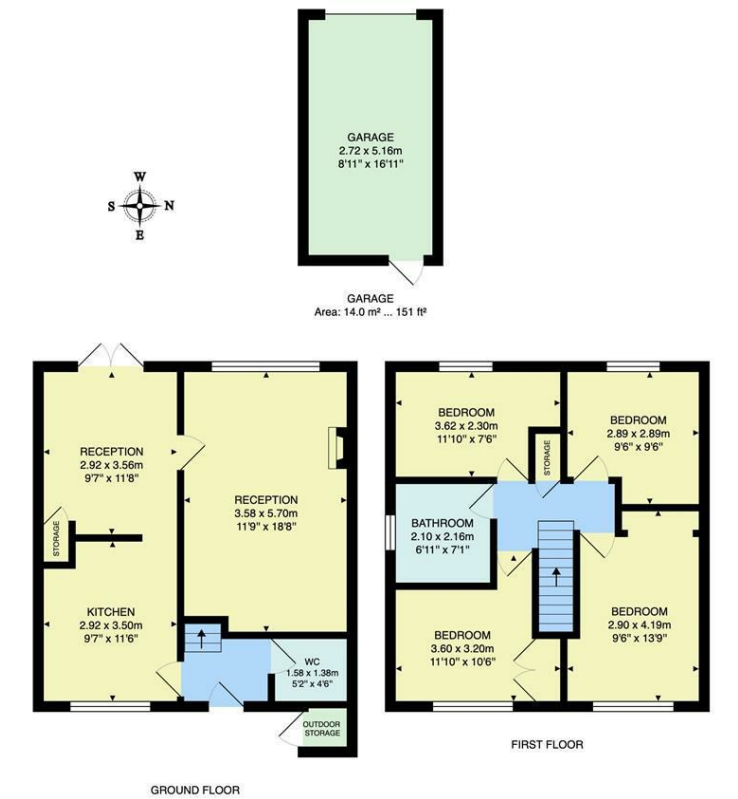
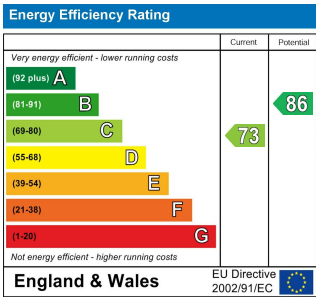
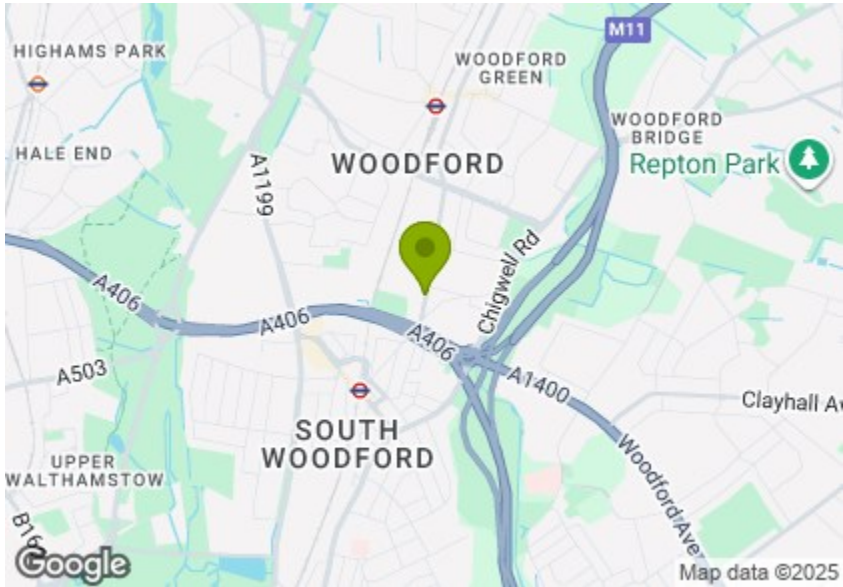




Total Area (Excluding Outdoor Storage & Garage): 96.2 m² ... 1036 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



LATCHETT ROAD, SOUTH WOODFORD

Offers In Excess Of £625,000 Freehold

4 Bed House



Features:

- Detached Four Bedroom House
- Garage
- Two Reception Rooms
- Ground Floor WC
- Family Sized Kitchen
- Very Well Maintained
- Kids Own & Woodbridge Location
- Chain Free

A smartly appointed, flawlessly maintained four bedroom contemporary family home in South Woodford, just ten minutes from the tube and the amenities of George Lane. Fully detached and sat on a corner plot for maximum peace, space and light.

You have a private garage at the end of your garden, giving directly onto Forest Close. Drivers can be on the North Circular in less than five minutes.

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IF YOU LIVED HERE..

You'll have over 100 square feet to stretch out in, with your huge main reception alone coming in at around 215 square feet. Broad blonde engineered hardwood runs underfoot, there's a feature exposed brick chimney breast and a triple window set framing garden views. Next door's your kitchen/diner, a similarly sized, artfully segmented hosting space, with French doors leading out to the garden.

Out here a curvaceous patio gives way to a forty foot length of lawn, barely overlooked and ending in your private garage. Back inside, your kitchen's a sleek, handsome affair with slate-effect vinyl tiling underfoot, glossy white cabinets and smoky, quartz effect worktops. Mint green walls make for a fine backdrop. Upstairs and all four of your bedrooms are decent doubles, ranging from ninety to 120 square feet. Blonde hardwood floors run throughout. Finally, your bathroom's tiled from head to toe and comes with a walk-in rainfall shower.

Outside and you have the open green space of Elmhurst Gardens less than five minutes from your front door. Here you'll find

playgrounds and tennis courts. A lovely spot to have on your doorstep. Just ten minutes on foot is the local social hub of George Lane, with an array of bars, pubs and restaurants close at hand. The Railway Bell is a classic, and the Art Deco Odeon cinema is just up the road.

WHAT ELSE?

- South Woodford tube station is just half a mile on foot for direct runs to Liverpool Street (eighteen minutes) or Tottenham Court Road (twenty seven minutes) via the Central line.
- The property is presented chain free, for that all important hassle free move.
- Local schools are excellent with three independents and six 'Outstanding' primary/secondaries all less than a mile away on foot. For early years, the locally-loved Kids Own Daycare is less than five minutes down the road.



A WORD FROM THE OWNER...

"I enjoy having the park around the corner, being close to local shops. including Sainsburys, M&S and Waitrose. There's quick access to the M11 and just 30 minutes from Stansted! Lovely, friendly neighbours."

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Kitchen

9'6" x 11'5"

Reception 1

9'6" x 11'8"

Reception 2

11'8" x 18'8"

W/C

5'2" x 4'6"

Bedroom 1

11'9" x 10'5"

Bedroom 2

9'6" x 13'8"

Bedroom 3

9'5" x 9'5"

Bedroom 4

11'10" x 7'6"

Bathroom

6'10" x 7'1"

Garage

8'11" x 16'11"

Garden

38'8" x 30'10"



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