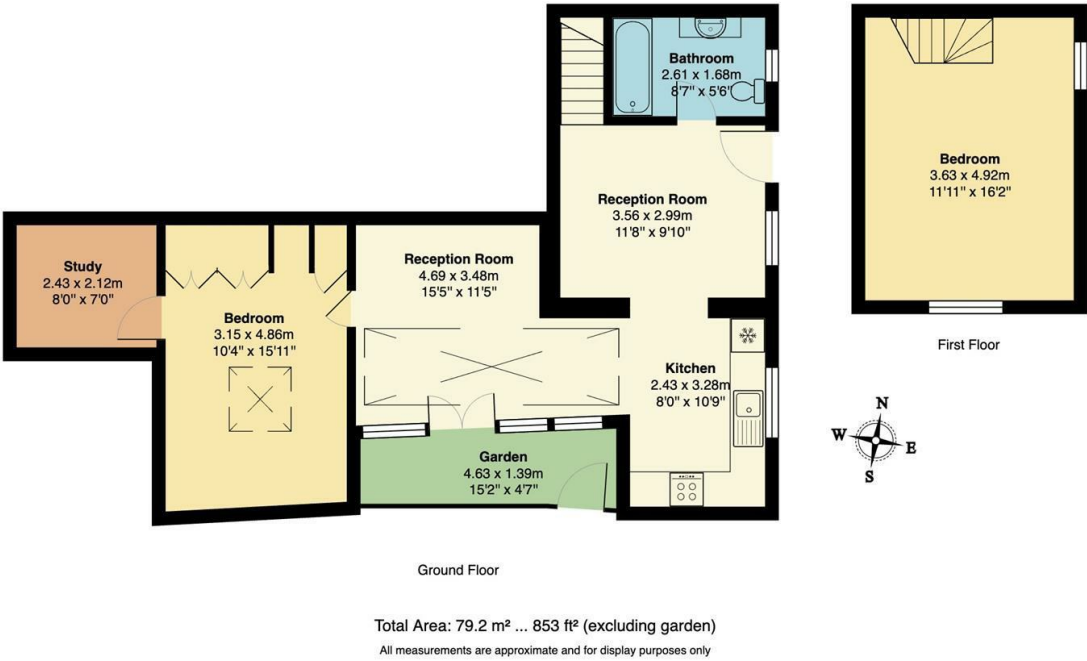




HIGH ROAD, WOODFORD GREEN

Offers In Excess Of £450,000 Freehold

2 Bed House - End Terrace



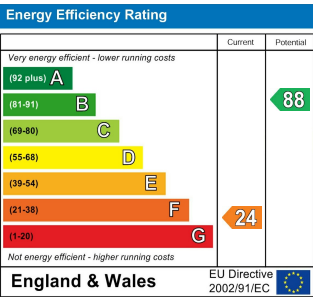
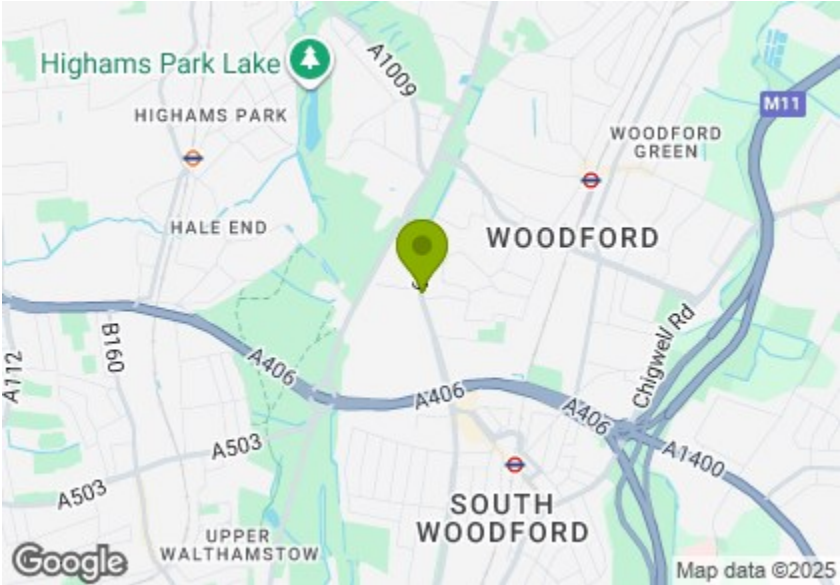
Features:

- Victorian Two Bedroom End Terrace
- Two Spacious Reception Rooms
- Bedrooms With Dramatic Ceilings
- Glass Roof Coverings To Reception Two
- Secluded South Facing Courtyard Garden
- Study Room
- Huge Levels Of Natural Light Throughout
- Quiet Residential Location Close To Shops

An architecturally unique, artfully arranged two bedroom Victorian end-terrace, with twin receptions, dramatic skylighting, private courtyard and a dedicated study. An utterly charming, thoroughly characterful gem, just moments from Epping Forest.

Tucked away on a tranquil side street, full of natural light and with a striking red front door as well as direct access via the sheltered courtyard, this is a fine find.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside for your first reception, 120 square feet with simple white walls, soft grey carpet, pendulum lighting and stairs rising to the rear. The family bathroom's on your right, finished in large format smoky tilework and forest green accents. On your left burnt ochre curtains frame an archway into your kitchen, home to forest green cabinetry, timber style worktops and a jet black metro tile splashback.

It's laid open in turn to your 140 square foot second reception, a brilliantly bright affair with a huge vaulted skylight overhead and engineered hardwood underfoot. Wall to wall windows and patio doors open it all up to your courtyard. Next door bedroom one sits under another skylight, with bespoke fitted wardrobes and a lovely adjoining study. Upstairs you have your principal sleeper, 180 square feet and dual aspect below a vaulted ceiling.

Outside, and a few steps from your secluded side street you have Woodford High Road, for all your daily needs on your doorstep. The endless open greenery of Epping Forest is just a third of a mile on foot, with woodland, ponds and parkland all waiting to be

explored. A welcome gift for joggers and strollers alike. Finally, South Woodford's social hub of George Lane starts less than ten minutes away, for a splendid range of bars, cafes and restaurants.

WHAT ELSE?

- South Woodford tube is around fifteen minutes on foot or less than five by bike, for fast and frequent direct connections to the City and West End via the Central line.
- Your private, secluded, split level courtyard is a covetable coffee spot, a wonderful expansion of your skylit hosting space, with ivy climbing exposed brick and direct access to the outside world.
- The much loved art deco Odeon cinema is well within easy walking distance, less than ten minutes away anytime you fancy popping out for a movie.



A WORD FROM THE OWNER...

"We've really loved our life here, with the city one way and the forest the other, it's been the best of both worlds! It's so handy to just pop out for a haircut or a local coffee, or to decide on a weekend walk through the woods and pub lunch. Friends have always complimented the space and we've enjoyed hosting drinks and dinner in the summer. We've really felt part of a neighbourly community and we'll miss the annual family street party!"

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Garden
15'2" x 4'6"

Reception Room
15'4" x 11'5"

Kitchen
7'11" x 10'9"

Reception Room
11'8" x 9'9"



Bathroom
8'6" x 5'6"

Bedroom
10'4" x 15'11"

Study
7'11" x 6'11"

Bedroom
11'10" x 16'1"



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