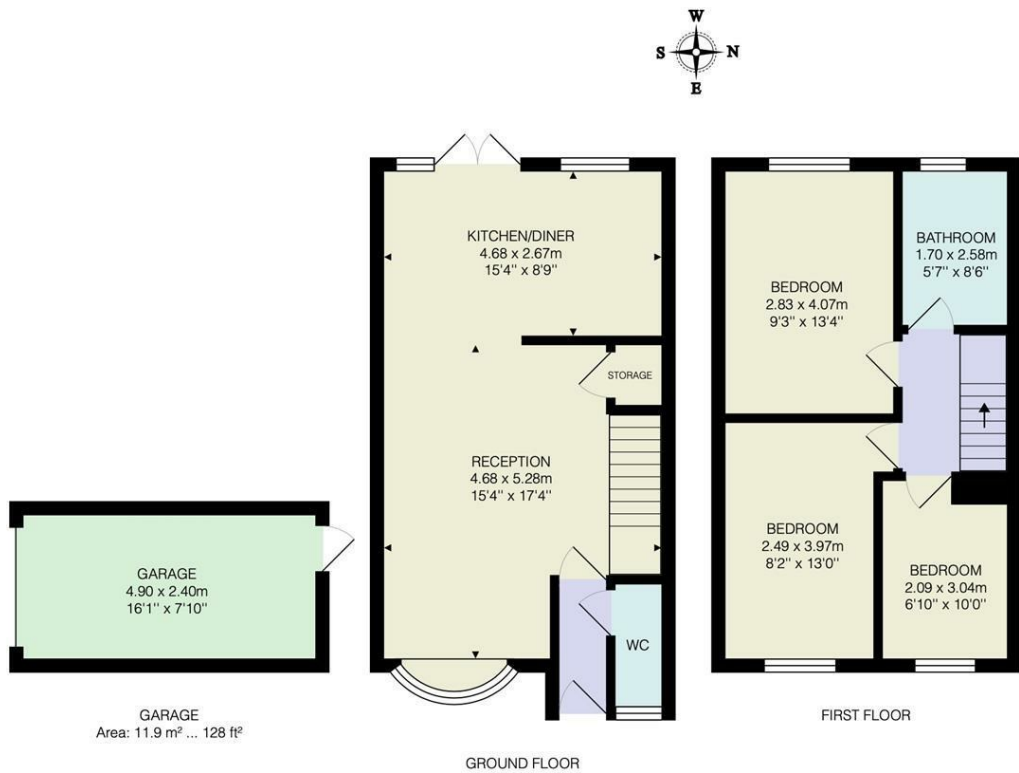
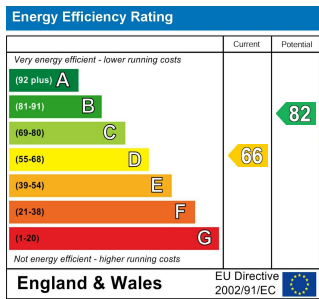




Total Area (Excluding Garage): 79.3 m² ... 854 ft²

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.



AVON WAY, SOUTH WOODFORD

Offers In Excess Of £675,000 Freehold

3 Bed House - End Terrace



Features:

- Three Bedroom End Terrace
- Off Street Parking For Two Cars
- Detached Garage
- Mature West Facing Garden
- Quiet Cul-De-Sac Location
- First Floor Bathroom & Ground Floor WC
- Through Lounge & Kitchen Diner
- Short Walk To South Woodford Tube

This bright and spacious three-bedroom end-terrace home sits in an enviable spot on a quiet cul-de-sac in South Woodford, surrounded by lush nature, great amenities and transport links - it's got it all.

Property highlights include the detached garage, off-street parking for two cars, west-facing rear garden, bright through-lounge and kitchen diner, plus the fact that it has a large first floor bathroom and ground floor WC. It's all been thoughtfully finished too.

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IF YOU LIVED HERE...

You'll love the sense of space that this smart end-terrace offers. The ground floor has a fantastic layout, with light flowing throughout. At the front, the large reception has immaculate decor and considered features such as the panelling and french doors opening onto the garden. The adjoining kitchen diner is perfectly positioned, with space for a full size dining table, as well as plenty of units for storage.

The sprawling west-facing rear garden will undoubtedly be one of your favourite features though, full of leafy foliage for a wonderful sense of seclusion. The front garden/side access is also spacious, and having off-street parking for two cars will be handy from day one.

Upstairs you'll find a trio of bedrooms, all with soft carpeting and good decor. There's also a good-sized bathroom, which feature both a tub and walk-in shower. Finally, the garage will be a huge convenience - and so will the ground floor WC.

As for beyond, there's plenty of greenery nearby, including Epping

Forest and Roding Valley. If you've not heard of it, the latter is a glorious nature reserve full of wildlife with great spots for picnicking and rambling just a few minutes from your front door.

Less than a mile away, there's the new branch of Jones & Sons. Anyone who's been to the original restaurant in Dalston will testify that this is fine dining at its best. You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

WHAT ELSE?

- South Woodford station is around 10 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 minutes. Drivers can be on the North Circular in just a few minutes.

- Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe where ingredients with well sourced ingredients and exceptional brunches. It's just nine minutes away on foot.

- Make The Duke your new local. Just fifteen minutes away, this gastro pub has a lovely neighbourhood feel.



A WORD FROM THE OWNER...

"Living in this home for the past eight years has been truly wonderful. Nestled in a quiet, leafy cul-de-sac, the friendly and helpful neighbours created a warm, welcoming community, and made it easy to feel at home right away.

We've loved having both George Lane and Wanstead High Street just a short stroll away, giving us the chance to explore the many charming cafes, restaurants and pubs, not to mention the vast green expanse of Epping Forest which provides a perfect escape for weekend walks and outdoor activities.

Our favourite part of the property, however, has to be the peaceful back garden. Whether simply enjoying a morning coffee in the sunshine or having friends and family round for an afternoon barbecue, it's the perfect private retreat."

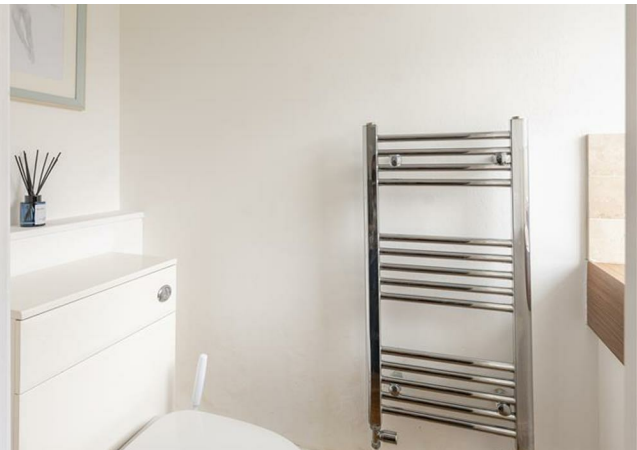
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- Reception**
15'4" x 15'0"

Kitchen/Diner
15'4" x 8'9"

Storage

WC

Bedroom
8'2" x 13'0"
- Bedroom**
6'10" x 9'11"

Bedroom
9'3" x 13'4"

Bathroom
5'6" x 8'5"

Garage
16'0" x 7'10"

Garden
40'6" x 19'4"



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