



BYRON AVENUE, SOUTH WOODFORD

Offers In Excess Of £1,100,000 Freehold

4 Bed House



Features:

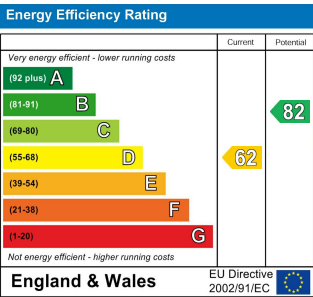
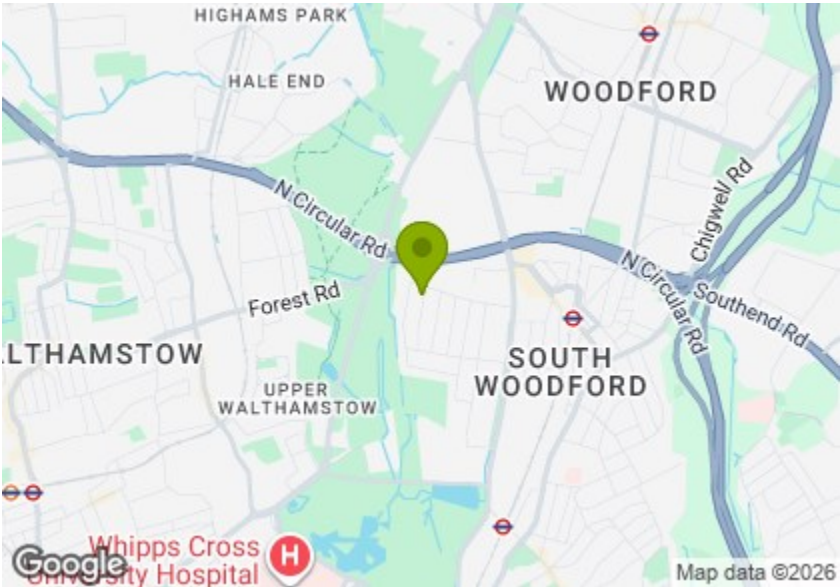
- Firs Estate 1930's House
- Four Bedrooms & Two Bathrooms
- Chain Free
- Garage & Driveway Area for Multiple Cars
- Potential For Loft & Rear Extensions
- Well Stocked West Facing Garden
- Close To Forest School & Easy Access To Wanstead High Street
- Close To George Lane & Epping Forest

This large four-bedroom semi-detached home is situated in the sought-after Firs Estate, moments from the ancient woodlands of Epping Forest. Inside you'll find multiple living spaces, two bathrooms plus a utility room, while outside you have your own gated driveway for several cars, a garage, and a huge west-facing garden. It already comes in at 1777 square foot, but there's even potential to extend further.

In addition to being very close to the forest, South Woodford's George Lane is within easy reach, with its pubs, restaurants, stores and tube station, which offers quick access to the City via the Central line. The icing on the cake? It's on the market chain-free.

REQUEST A VIEWING

0203 3691818



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

You'll love the sheer scale of this home - the scope for your own living arrangements are immense, particularly as there are two reception rooms, and potential for extension both at the rear and in the loft.

But let's start by heading up your gated drive and into your spacious hallway... To your right, you have the first reception, which is gloriously traditional in style - and bursting with natural light. At the rear you'll find your second reception, which is just as charming, particularly with its stunning views of the west-facing garden. The lawn is lush and extensive, and you would appreciate the ornate water feature, mature foliage and seating spots.

Head back inside for the fantastically retro-style kitchen, where the sage units contrast wonderfully with the striking tiles. It'll be really convenient having the separate utility space, as well as the garage.

Before you head upstairs, don't forget the ground floor bathroom - perfect for guests and residents alike. On your way up, take a moment to consider the original hidden features under the panelling on the balustrade. At the top, you'll find four generous bedrooms - including one with in-built storage. There's yet another spacious family-bathroom here, too.

Beyond, you can be exploring Epping Forest in less than five minutes. Be sure to head

for The Doughnut, a perfect circle of manicured lawn in the heart of the woodlands. It's all so wonderfully green, you'll easily forget that you're only a short commute from Central London; South Woodford station, sat in Zone 4 on the Central Line, is just 0.7 miles on foot and will get you directly to Liverpool Street in 18 minutes.

You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area has its own cinema, which is a mere ten minute walk away from your home. How about celebrating your move to E18 with a trip to Jones & Sons? Anyone who's already been to this South Woodford hotspot will testify that this is fine dining at its best. A treat you'll deserve after all that unpacking - and it's just 13 minutes on foot.

WHAT ELSE?

- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within the independent Forest School but accessible by the public via membership.
- Parents will be pleased to know you have a wide choice great primary and secondary schools in the area (one of the reasons so many people are keen to make this move).
- Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers' market is held.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



Reception Room
15'6" x 15'2"

Reception Room
16'4" x 12'11"

Kitchen
12'5" x 9'7"

Shower Room

Bedroom
13'9" x 12'10"

Bedroom
15'2" x 13'9"

Bedroom
9'2" x 8'5"

Bedroom
15'4" x 10'3"

Bathroom
9'1" x 8'10"

Garage
15'5" x 10'5"

Garden
78'8"



REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM