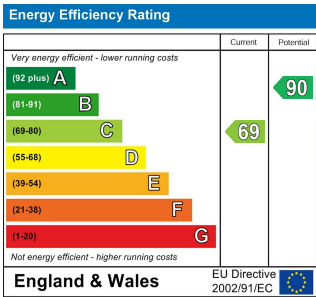




Total Area: 88.1 m² ... 949 ft²

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.



## FAIRWAY, WOODFORD GREEN

Offers In Excess Of £450,000 Freehold  
3 Bed House - Terraced



### Features:

- Three Bedroom Terrace
- Off Street Parking
- South Facing Garden
- Two Reception Rooms
- Loft & Rear Extension Opportunities
- Quiet Cul-De-Sac
- Short Walk To Woodford Station
- Chain Free

A grand and spacious three bedroom 1930s family terrace, featuring the generous proportions of the period, twin receptions and a large south facing garden. All enviably sat on a peaceful turning just a short stroll from Woodford tube.

You also have scope to augment those impressive period proportions still further. With the loft space so far undeveloped you can follow your neighbours' lead and add your own whole new storey (subject to the usual permissions).

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### IF YOU LIVED HERE...

You'll have almost 1000 square feet to relax in. Design & decor is cosy and classic throughout, with plenty of opportunities to make your mark. The first of your twin receptions is a handsome 150 square foot, bathed in light from the bow window and finished in a tranquil pastel green with matching carpet. Next door your second spacious lounge is laid open to the conservatory, for still more natural light and the perfect spot to enjoy the garden all year round.

It's quite a garden too. A thirty seven foot length of lush lawn, flanked by thriving beds and with more than enough space to indulge all your wildest landscaping dreams. Back inside, and your conservatory's also home to a handy open-plan utility space, ideal for laundry. Your kitchen proper is through another archway, with twin sleek flanks of cream cabinetry. Upstairs you have a pair of double bedrooms plus a single sleeper ideal for a child or home office. Finally your family bathroom sits smart and simple in white.

Outside and you're just five minutes on foot from Woodford station, sat in zone three for the central line and direct twenty

minute runs to Liverpool Street, so you can be in the City less than a half hour after stepping out your front door. Stratford, for the Queen Elizabeth Olympic Park and Westfield shopping centre, is just eleven minutes direct. If you're staying local, then the station's surrounded by cafes, restaurants and a whole host of other day to day amenities.

WHAT ELSE???- The wide open natural environs of Ray Park are home to lush meadows, children's playgrounds, outdoor gym, tennis courts and dog walking trails. Perfect for morning jogs and evening strolls, it all starts just a half mile away on foot.  
- Parents will be pleased to know there are ten 'Outstanding' or 'Good' primary/secondary schools less than a mile away on foot. The 'Outstanding' Ray Lodge Primary is around a ten minute stroll.  
- The property is offered chain free, for that all important speedy and simple move.



### A WORD FROM THE OWNERS...

"This Residence has been owned by three families in its lifetime. It is convenient for transport, shopping and major road links and is also within good distance of the local recycling centre. The Forest is less than a mile's walk, and there is a good Park within ten minutes' walk for recreation, dog walking, and relaxation. Schools are all within walking distance. The south-facing garden offers an enviable sun-trap in all seasons - consequently, the house is bright throughout the day. The direct neighbours to the house have resided there for over thirty years each which is testimony to the attractiveness of the road in general."

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**Reception**  
11'10" x 13'6"

**Reception**  
10'4" x 10'11"

**Kitchen**  
6'6" x 8'0"

**Conservatory**  
16'8" x 7'5"

**Garden**  
37'8" x 17'8"



**Bedroom**  
6'2" x 7'6"

**Bedroom**  
10'8" x 13'5"

**Bedroom**  
10'8" x 11'1"

**Bathroom**  
6'0" x 5'5"



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