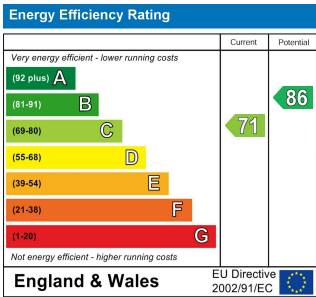
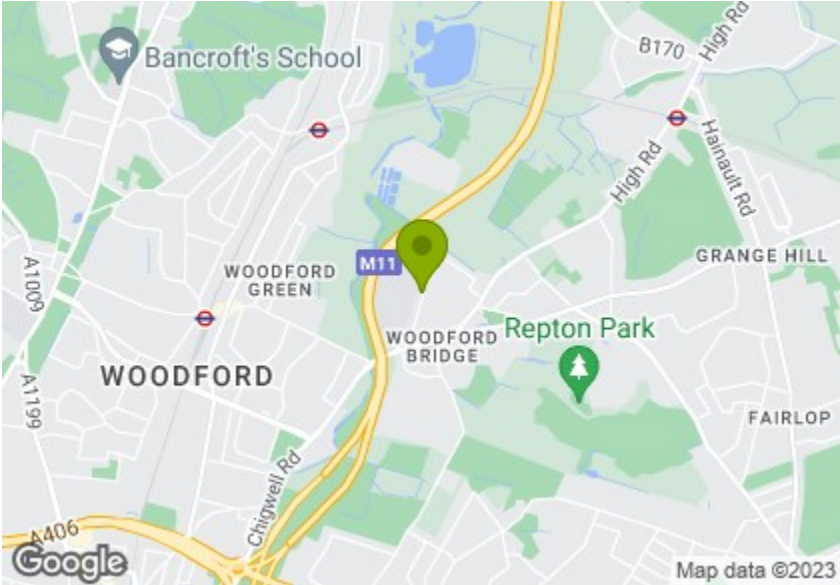




Total Area: 105.4 m² ... 1135 ft² (excluding shed)
All measurements are approximate and for display purposes only.



WALTHAM ROAD, WOODFORD GREEN
Offers In Excess Of £450,000 Freehold
3 Bed House - Semi-Detached



Features:

- Three bedroom house
- Woodford Bridge location
- Close to amenities
- Driveway + Garage
- Potential for development (STP)
- Utility Room
- West facing garden
- Expansive open space behind
- Solar panels
- Chain free

A smart, classic and characterful three bedroom family home, with an impressively lush rear garden backing onto green expansive space. You have a wealth of sociable space, large garage, private driveway, solar panels and air conditioning.

You're just four minutes on foot from the amenities of Chigwell Road, yet never far from nature with all that open green space at your back.

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0203 397 9797

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IF YOU LIVED HERE...

You'll be enjoying putting your own stamp on this lovingly maintained property in Woodford Bridge, semi detached for extra peace and quiet, and elegantly appointed throughout, this is a smartly finished abode that still has plenty of potential for new owners. Your front yard's a neat affair, bursting with thriving greenery and setting you back nicely from your peaceful residential street.

Step through the storm porch and your lounge is on the right. Pushing 250 square feet, it's all naturally bright and dual aspect, with sliding patio doors taking up the rear wall. Step out here for your dream of a rear garden - a forty foot length of lawn arranged around a raised rockery festooned with thriving pots. It's all surrounded by screening greenery, there's a discrete kitchen garden at the end and nothing but sky on the horizon.

Back inside and your bright, spacious kitchen features plenty of cabinet space and chunky marbled worktops, while an indispensably utility room and handy spare WC completes the ground floor. Upstairs all three bedrooms are generous doubles,

ranging from eighty to 120 square feet and your family bathroom is neatly finished with vintage tiling round the tub and oversized mirrors.

WHAT ELSE?

- Parents will be pleased to find six schools less than a mile on foot, all rated 'Outstanding' or 'Good' by Ofsted. The 'Outstanding' Ray Lodge Primary School is just ten minutes walk.
- With that large driveway you'll have plenty of private parking, even if you decide to turn the sizable garage to other uses such as a home office. The developmental potential doesn't end there either. With your loft space so far unexplored you could all a whole new storey (subject to the usual permissions).
- Wherever you park, drivers can be on the arterial North Circular in around five minutes, while Woodford central line station is just twenty minutes on foot or ten by bike, for direct runs to the City and West End.



A WORD FROM THE OWNERS...

"In the time that parents have lived in the property they have enjoyed the support and friendship o kindly neighbours. The garden and the open fields beyond gives a sense of the countryside and peace that can't be underestimated."

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Hallway

8'4" x 8'2"

Reception room

20'11" x 12'0"

Kitchen

12'4" x 8'4"

Utility room

8'11" x 6'9"

WC

Garage

15'3" x 7'1"

Garden

59'0"

Shed

8'0" x 6'0"

Bedroom

10'8" x 6'9"

Bedroom

12'1" x 10'1"

Bedroom

13'11" x 8'6"

Bathroom

6'10" x 5'6"



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