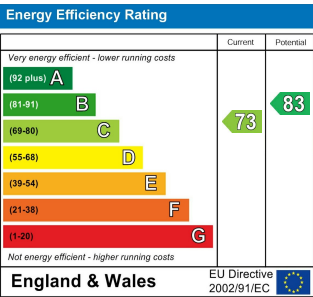




Total Area: 197.6 m² ... 2127 ft²

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.



ST. BARNABAS ROAD, WOODFORD GREEN

Offers In Excess Of £925,000 Freehold

5 Bed House - Semi-Detached



Features:

- Five Bedroom House
- Semi-detached
- Four bathrooms
- Roughly 2100sqft
- Large front garden with driveway
- Extended kitchen/ diner with utility room
- Potential for development STP
- Short walk to Woodford Station

This substantial double fronted semi-detached five bedroom family home is just a five minute walk from Woodford station.

The property is 2,100 square feet and has a large front garden and back garden which extends to over 80 feet. It is in an excellent location just five minutes walk from Woodford station, and has considerable development potential, making it a great investment opportunity.

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IF YOU LIVED HERE

You'd be living in a house with lots of flexibility to suit the way you live. With five bedrooms, four bathrooms, and three large ground floor living spaces, this property is suitable for a growing family, for entertaining, and for working from home.

Entering through a central hallway with an internal porch you have living rooms to each side. The room to your right is over 24 ft long, with a traditional feel thanks to ceiling roses and cornicing. Great for entertaining, this is currently used as a combined reception and formal dining room. To your left is a more intimate room. Again a good size and with ample space for two sofas, this room has a lovely west-facing bay window.

To the rear of the house there's a huge L-shaped open-plan space which comprises a kitchen/diner and further reception room. This is a truly huge space, with an extensive range of kitchen cabinets, a range cooker, and fantastic natural light from a skylight and a wall of windows with garden views. There are also French doors and steps down to the garden. A very convenient adjacent utility room also has a door to the garden. and there is also a bathroom on this floor.

The garden is mostly lawn, with some beds and mature planting. There is scope for further landscaping, specifically for a large, raised terrace adjacent to the kitchen.

Upstairs there is a large central hallway leading to four large double bedrooms, two of

which have ensuites, and to fifth small double bedroom (perfect for a study), and a family bathroom.

The property has been well-maintained and is in a good condition throughout. Although it has already been extended there is significant scope for further development, subject to planning permission.

WHAT ELSE?

- This leafy residential street is close to the friendly neighbourhood centre of Woodford with its many local shops, cafes, and restaurants as well as the train station.
- Public transport links are excellent, with Woodford station just five minutes away offering journeys of about 20 minutes to the City and 30 minutes to the West End.
- It's also easy to get around or out of the capital by car, with the North Circular a three minute drive from your door and the M11 a couple of minutes more.
- The area has lots of 'good' and 'outstanding' primary and secondary schools within walking distance.



A WORD FROM THE OWNER...

"It is a beautiful area, friendly neighbourhood and has a very nice feel. It is close to the underground station for commuting with excellent transport links. It is close to Epping Forest and many parks, golf courses, cricket grounds, bowling etc. It is surrounded by green space. It is close enough into London and a perfect area in suburbia for families. It has excellent schools close by. It is a safe neighbourhood. We have thoroughly enjoyed our time here."

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Reception
12'0" x 24'1"

Bathroom
7'4" x 8'4"

Reception
13'4" x 13'0"

Reception
11'10" x 12'2"

Kitchen/Diner
22'2" x 13'10"

Utility
5'8" x 13'10"

Garden
83'7" x 29'6"

Bedroom
7'8" x 8'3"

Bedroom
11'9" x 14'1"

Bedroom
11'10" x 11'7"

Bathroom
7'7" x 4'8"

Bedroom with Ensuite
12'0" x 14'10"

Bedroom with Ensuite
12'0" x 11'9"



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