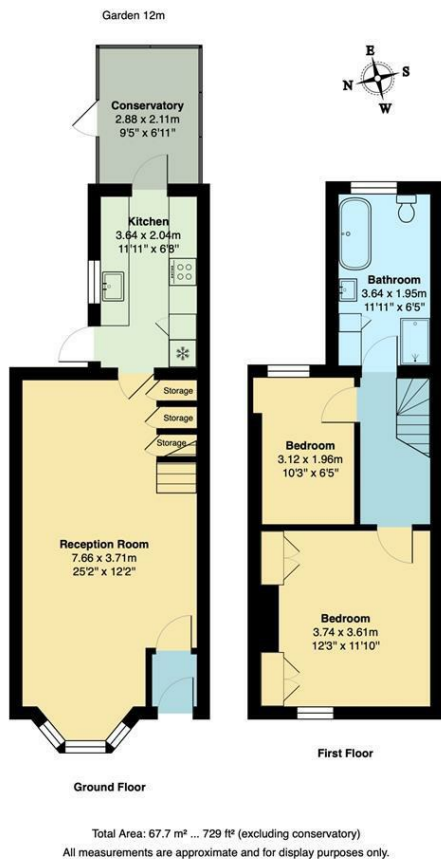


WEST GROVE, WOODFORD GREEN

Offers In Excess Of £550,000 Freehold
2 Bed House - Mid Terrace



Features:

- Victorian Cottage
- Two Double Bedrooms
- Off Road Parking
- Close to Woodford Station & Shops
- Landscaped South-East Facing Garden
- Open Plan Living Space
- Fantastic Curb Appeal
- Catchment for Selection of Outstanding Schools
- Natural Light Throughout
- Potential to Extend STP

This charming two-bedroom Victorian cottage offers a wonderful sense of space unfolding over 729 sq ft. From the moment you arrive, the home's rustic exterior and classic period character set the tone, whilst the interior is full of vintage charm and modern design touches. A beautifully landscaped garden offers a peaceful escape, with plenty of space to enjoy the sunshine or dine al fresco. It's low-maintenance, too—so you can spend more time enjoying it and less time tending to it. There's also scope to extend, should you want to grow into the space. One unique advantage? Your very own private parking spot, directly accessible from the garden—super convenient for everything from unloading the shopping to spontaneous weekends away.

REQUEST A VIEWING
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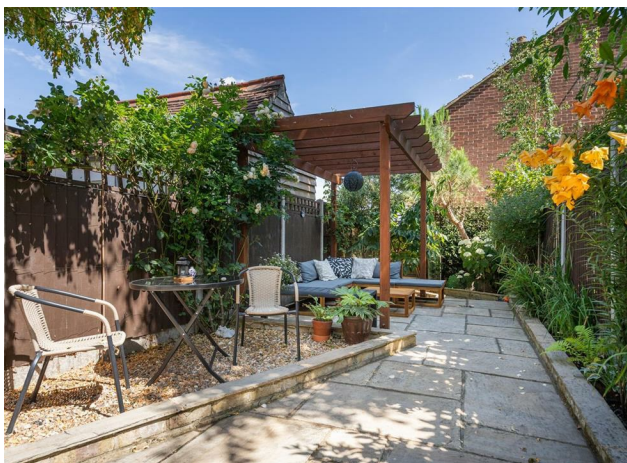
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IF YOU LIVED HERE...

Approached through a neat paved front garden complete with a white picket fence, there's no denying the curb appeal of this property. Step into a beautifully light-filled, dual-aspect through lounge measuring over 250 square feet. Hardwood flooring runs throughout, complemented by crisp white walls, warm timber accents, and an open staircase to draw the eye upward. The space feels bright, open, and effortlessly stylish. Built-in cabinetry and shelving frame the central fireplace, blending form and function to create a space that's both stylish and practical.

To the rear, the kitchen leans into the cottage character, with sage green cabinetry and a deep Dublin sink. From here, step out into your expertly landscaped garden: a secluded haven that begins with a smartly designed side return and opens into a long Indian sandstone patio. Raised beds brim with greenery, and a covered seating area beneath a timber pergola offers the perfect spot for relaxed outdoor dining or evening drinks.

Just off the lounge, the conservatory is flooded with light, giving you a front-row seat to the garden in every season.

Upstairs, the main bedroom is full of warmth and charm, with distressed original floorboards, plenty of natural light and built-in wardrobes. The smaller bedroom overlooks the neat outdoor space

The bathroom is a modern sanctuary—natural stone coloured tiling, a freestanding tub, and a separate waterfall shower for an indulgent start (or end) to the day.

Outside, green spaces are on your doorstep—Roding Valley Park and Ashton Playing Fields are just a stroll away when you want a hit of fresh air. The Broadway's shops, cafes, and everyday essentials are close by too, making this a home that balances style, space, and location perfectly.

WHAT ELSE?

- Commuters will love the location too—Woodford Station is just a ten-minute walk, with the Central line getting you to Liverpool Street in 26 minutes and Oxford Circus in under 40.
- Parents will be pleased to know that you have thirteen primary/secondary schools less than a mile from your new home, all rated 'Good' or better by Ofsted. The 'Outstanding' Ray Lodge primary is closest of all; just five five-minute walk.
- For drivers, the nearby A406 North Circular, M11 and M25 facilitate easy travel across and beyond the City.



A WORD FROM THE OWNER...

'This home strikes the perfect balance between style and practicality. The bright, airy interior feels modern, while still keeping plenty of its original charm and a homeliness that we will miss. It's been a joy to live in — not only beautiful, but also really functional. The spare room has adapted easily for us over the years, first as an office and guest room, then more recently as a nursery. Storage is a real strength too, with thoughtful built-in cupboards and quality carpentry throughout — the under-stairs rolling shoe rack is a favourite feature! There's also plenty of loft space, a handy conservatory, and even a private parking spot at the end of the garden — a real bonus in this area where off-street parking is hard to come by. The location is ideal, with easy Central Line access into London, yet it feels like a calm retreat from the city. We've also spent time nurturing a garden space that is easy to maintain but delightful to sit out in the summer for a sunny breakfast or evening drink. We're lucky to have lovely green spaces nearby too, like Ray Lodge Park with its playground, tennis courts, and peaceful walking paths. And perhaps one of the things we'll miss most: the genuinely friendly neighbours who make this street feel like a little community.'

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Reception Room

25'1" x 12'2"

Kitchen

11'11" x 6'8"

Conservatory

9'5" x 6'11"

Bathroom

11'11" x 6'4"

Bedroom

12'3" x 11'10"

Bedroom

10'2" x 6'5"

Garden

39'4"



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