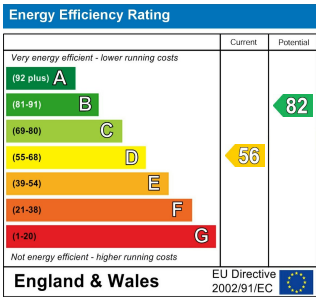




Total Area: 104.0 m² ... 1120 ft²

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 £625,000 Freehold

3 Bed House - Semi-Detached



Features:

- Semi detached house
- Three bedrooms
- Bathroom + ground floor wc
- Through lounge
- Garage to the rear
- West facing garden
- Potential for development (STP)

A classic 1930s style, three bedroom semi-detached, with private garden and a wealth of potential for further development. All nestled in the heart of Woodford, halfway between the open green spaces of Epping Forest and Roding Valley Park.

Your artfully landscaped west-facing rear garden merits a special mention. Out here your patio gives way to an eighty foot long, lovingly maintained, split level lawn. Flanked and secluded by timber fencing and screening greenery, you also have two sheds.

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IF YOU LIVED HERE...

You'll have well over 1100 square feet to stretch out in, including that immense through lounge. Design & decor may need updating here and there, but there's no arguing with fundamentals like this. Dual aspect, almost thirty feet long and artfully partitioned by bi-folding glazed doors. To the rear your kitchen gives on to a modest conservatory for plenty of natural light. The ground floor's completed by a handy spare WC.

Upstairs and your principal bedroom to the front is a generous, 150 square foot double, featuring built-in storage and vanity units, plus a striking deep blue carpet. Bedroom two's another double, with a calming pastel colour scheme, and sleeper three is a generous single, ideal for a child or home office. Finally, your family bathroom is smartly finished with a classic white suite.

You have a private garage to the rear, and drivers can be speeding along London's arterial North Circular in just a couple of minutes. Alternatively, Woodford tube station is around half a mile away on foot, sat in zone four for direct twenty minute runs to Liverpool Street via the Central Line. You're surrounded by wide open

natural green space here, with plenty of parks within easy reach and both Epping Forest and Roding Valley Park around a fifteen minute walk away.

WHAT ELSE?

- Local schools are excellent, with five 'Outstanding' primary/secondaries less than a mile on foot, and a further six deemed 'Good'.
- With that large loft space so far unexplored, you have the possibility to add your own whole new storey as some of your neighbours have done (subject to the usual permissions). It all adds up to an excellent investment as well as a home that will serve your needs for years to come.
- Everything else is nicely set back from your quiet residential street, behind a neat, low maintenance front garden.



A WORD FROM THE EXPERT....

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land.

The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezze on the Green are also really popular.

There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up.

BEN CHARLETON

E18 SENIOR ADVISOR

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Garden
83'11" x 24'5"

Porch

Reception Room
12'10" x 13'11"

Reception Room
12'0" x 15'6"

Kitchen
6'6" x 14'4"

WC

Bedroom
6'8" x 10'4"

Bedroom
11'10" x 14'5"

Bedroom
11'4" x 12'0"

Bathroom
7'2" x 5'2"

WC



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