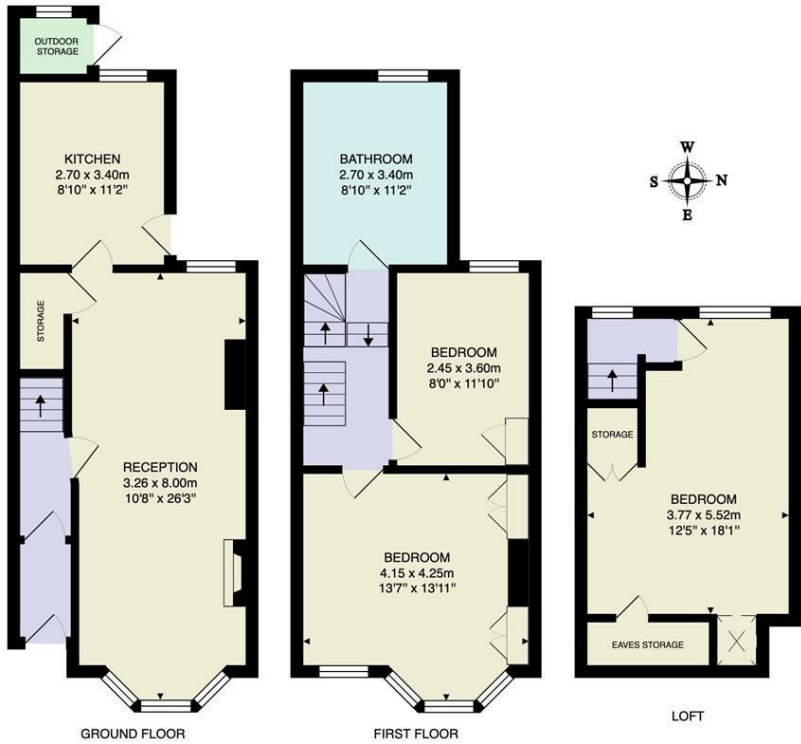
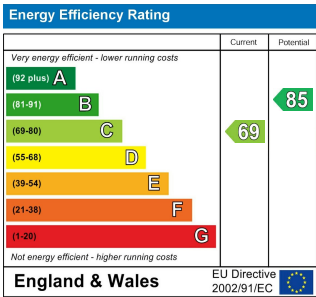




Total Area (Excluding Eaves Storage & Outdoor Storage): 104.4 m² ... 1123 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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.



WEST GROVE, WOODFORD GREEN

Offers In Excess Of £625,000 Freehold

3 Bed House



Features:

- Victorian Terraced House
- Three Double Bedrooms
- Double Bay Window
- Period Features
- North West Facing Garden
- Open Plan Double Reception Room
- Great Storage Options
- Short Walk to Woodford Station

A substantial three-bedroom Victorian terrace with a large rear garden and charming original features, mere moments from Woodford's Ray Park. What with the enviable location, gorgeous design and generous proportions, this has all the makings of a forever home, especially as it's such a family friendly area.

Woodford tube station is just five minutes on foot, where you can access the Central line, but your local area is has plenty to keep you busy closer to home, from gorgeous greenery to excellent eateries.

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E4 & N17
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

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0208 520 3077

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IF YOU LIVE HERE...

Step in and take a moment to appreciate the Victorian devotion to design. The large open plan double reception room is an inviting space with light flowing throughout. There's a fantastic balance between traditional features and modern updates, from the focal fireplace and ornate beading to the custom shutters and bespoke carpentry, which present some fantastic storage options.

Perfectly placed at the rear, you'll find your kitchen, which is smart and modern but with a lovely rustic style in fitting with the rest of the home. The shaker-style units are generous, and the metro brick tiles sparkling.

You'll love the fact that the contemporary bathroom is on the first floor, along with two double bedrooms, while in the converted loft you have another spacious double bedroom, completely the trio of sleepers.

The north-west facing garden is brilliantly spacious, but for more nature, you're just moments from the brilliant Ray Lodge Park, where you can access the River Roding for some lovely waterside

walks.

Despite all the rural village-y charm, Woodford has plenty of amenities... Be sure to visit Mojo's Brasserie, a lively brasserie-style restaurant which serves up some excellent brunches.

WHAT ELSE?

-Drivers can be on the North Circular in just a few minutes, or the M25 in around 10 mins.

-Despite all the greenery, you'll never be stuck for essentials since there's an abundance of convenience stores nearby, including a Waitrose and M&S in nearby South Woodford.

-How about a stroll towards Highams Park, stopping at the Rose & Crown pub for some tasty grub and a pint served up in a friendly atmosphere? It's 1.2 miles away.



A WORD FROM THE OWNER...

"We have lived in the property for 6 years. In the time we have been here we have become part of a really nice community; the street is very friendly. It is an ideal location for families with good schools and two nurseries nearby. We also have Ray Park close by, which is perfect for walks and has a play park with a delightful family cafe. There are lots of cafes and kids activities on your doorstep and with easy access to the Central Line you can easily explore the surrounding areas. Plus Stratford is only 25min on the tube for shopping at Westfield and the Olympic Park. In addition it is also a great location to go further afield, being able to get to the M25 and M11 in 10-15min means longer trips are easy. And Epping Forest is 10min drive for walks."

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Reception
10'8" x 26'2"

Bathroom
8'10" x 11'1"

Kitchen
8'10" x 11'1"

Bedroom
12'4" x 18'1"

Bedroom
13'7" x 13'11"

Garden
72'0" x 14'1"

Bedroom
8'0" x 11'9"



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