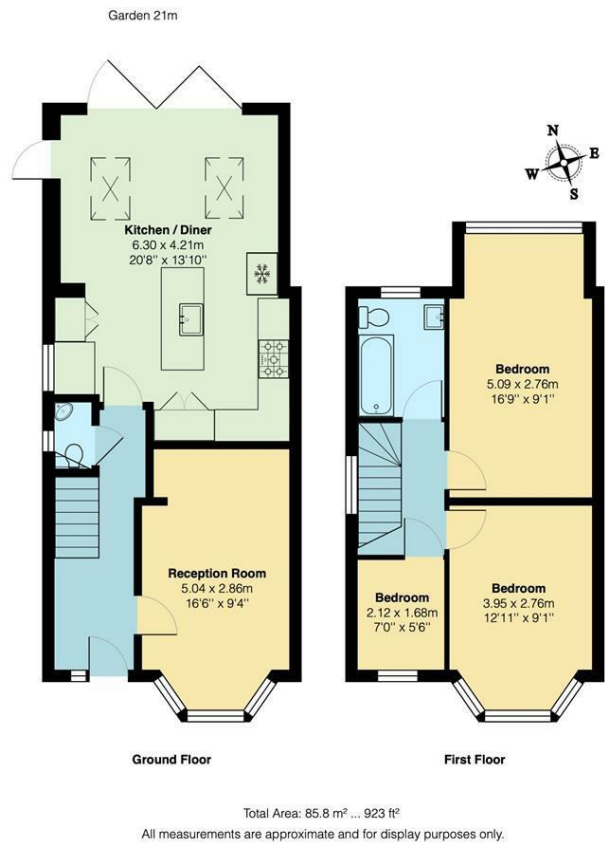


AVENUE ROAD, WOODFORD GREEN
Offers In Excess Of £700,000 Freehold
3 Bed House - Semi-Detached



Features:

- Three Bedroom Semi
- Fully Refurbished Throughout
- Driveway
- Extended Kitchen Dining Area
- 68 ft. Rear Garden Backing Onto Green Spaces
- Ground Floor WC
- Loft Extension Opportunities
- Short Walk To Underground

An immaculately refurbished, three bedroom semi-detached, beautifully substantial and with a sublime back garden backing on to playing fields. It's all sat in leafy green Woodford, with the central line just around the corner.

As generous as your new home already is, there's scope for further development down the line, potentially following in your neighbours' footsteps and adding your own whole new storey (subject to the usual permissions).

REQUEST A VIEWING
0203 3691818

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

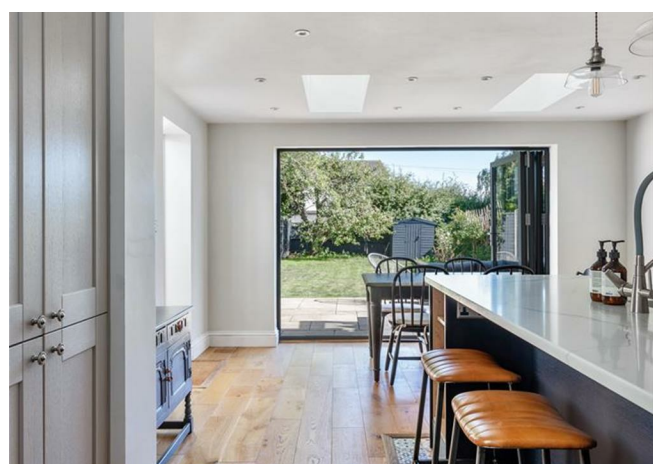
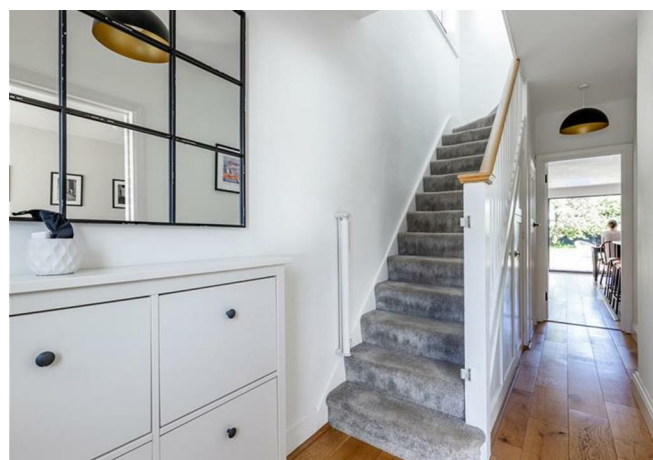
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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New Homes
newhomes@stowbrothers.com
0203 325 7227

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id@stowbrothers.com
0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

You'll have over 900 square feet of artfully appointed living space to stretch out in, immediately impressive from the moment you step into your hallway where luxurious broad blonde engineered hardwood runs underfoot, here and throughout. Your 160 square foot front lounge is on the right, bay windowed, naturally bright and a superb introduction.

To the rear your 250 square foot kitchen/diner is state of the art, and more striking still. With a wall of bi-folding patio doors to the rear and twin skylights overhead, everything's overflowing with natural light. A handsome royal blue breakfast bar takes centre stage, with quartz marble work surfaces below pendulum lighting. Pale smoke cabinets, high end integrated Neff appliances, more quartz marble worktops and matching splashbacks complete the kitchen, while throw those patio doors back for your glorious garden, bringing the outside in.

Out here a BBQ perfect patio gives way to a lush length of lawn, stretching away between timber fencing and with nothing but clear skies on the horizon. Beautiful. A handy cloakroom completes your

ground floor, while upstairs you have two large double sleepers front and back, each finished in tranquil, smoky tones. Bedroom three's a generous single, while your family bathroom finishes the property off in style, elegantly decked out in white and royal blue.

WHAT ELSE?

- Woodford station is less than a half mile on foot and will get you directly to Stratford in nine minutes or Liverpool Street in just eighteen via the Central line. You also have a driveway with space for two cars and drivers can be on the North Circular in around five minutes.
- Parents will be pleased to find the respected Bancrofts independent schools within easy reach, as well as ten 'Outstanding' or 'Good' Ofsted rated schools less than twenty minutes walk away.
- The Broadway, Woodford's social hub home to a range of cafes and bars including the much loved Broadway Restaurant, is just past the station.



A WORD FROM THE OWNER...

"We've absolutely loved living here; it's a slice of tranquility with plenty of green spaces and Epping Forest right on the doorstep, while still being conveniently located for everything the city has to offer. We first fell in love with the kitchen/dining/garden combo—perfect for entertaining and a space that has hosted many happy occasions. The locals are incredibly warm and welcoming, and there's a genuine community feel in this charming pocket of Woodford."

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Reception Room

16'6" x 9'4"

WC

Kitchen / Diner

20'8" x 13'9"

Bedroom

6'11" x 5'6"

Bedroom

12'11" x 9'0"



Bedroom

16'8" x 9'0"

Bathroom

Garden

68'10"



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