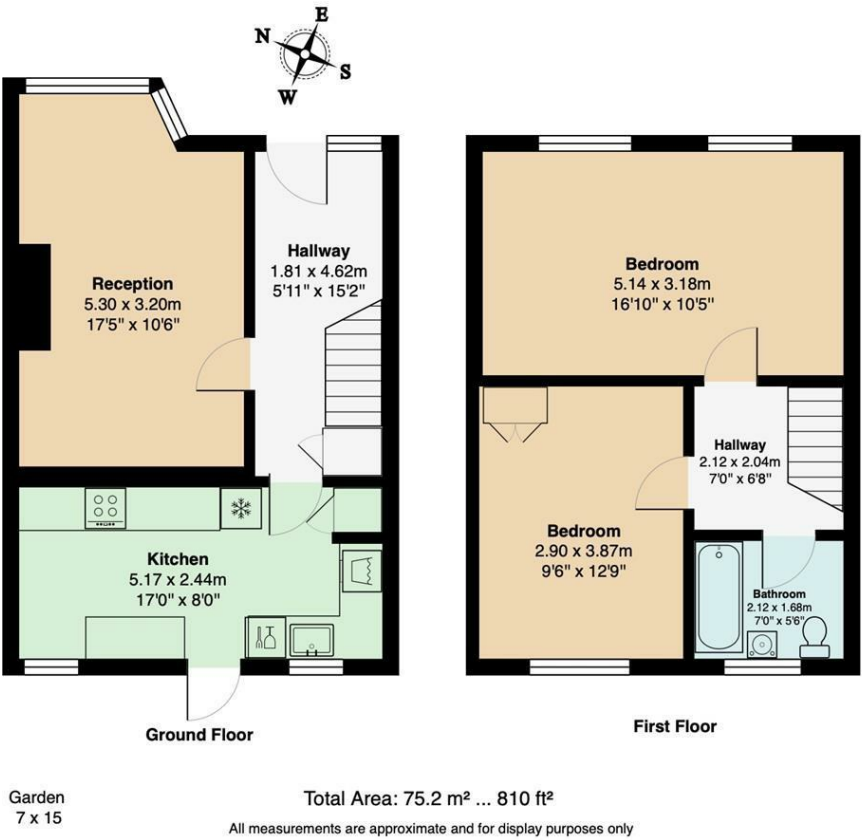


ASHFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £650,000 Freehold 2 Bed House



Features:

- Semi-Detached Two Bedroom House
- Beautifully Renovated & Presented
- Landscaped Garden with Additional Storage Space
- Side Access
- Solid Oak Doors Throughout
- Potential for Further Development Subject to Planning
- Close to Train Station & Shops
- Within Catchment for Fantastic Selection of Schools
- Option To Buy Furnished
- Chain Free

This bright and beautifully finished two-bedroom semi-detached home comes with free on-street parking, potential to extend, and a stunning landscaped garden, complete with a tranquil water feature and handy side access. Professionally interior designed and finished to a high standard throughout, the property has been fully renovated with real thought. Every detail, from solid oak doors to modern fittings, has been carefully considered, offering true turnkey living with no work required.

Tucked between the open green spaces of Epping Forest and Roding Valley, the location strikes the perfect balance of nature and convenience. South Woodford's excellent amenities — from shops and restaurants to quick transport links and great schools — are all just moments away.

REQUEST A VIEWING
0203 3691818

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

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hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

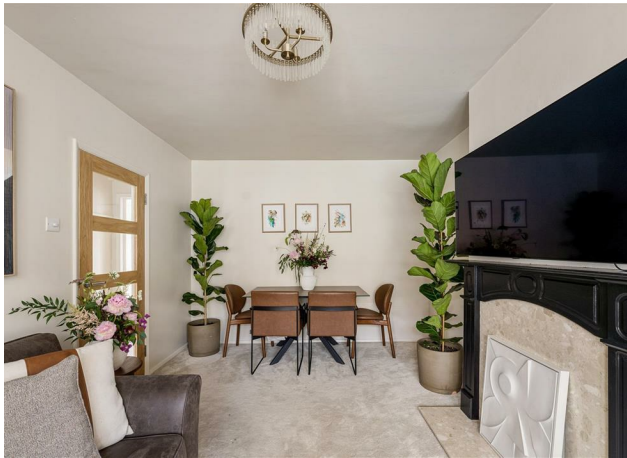
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New Homes
newhomes@stowbrothers.com
0203 325 7227

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IF YOU LIVED HERE...

You'll love the sheer amount of space already on offer here – and the property also offers excellent scope to grow. With permitted development rights in place, there is potential to extend into the loft (to create one or two additional bedrooms) and add significantly to the rear and create a larger kitchen/dining space, subject to usual planning consent.

The interiors have been professionally styled to maximise light, space and flow – blending warm textures and neutral tones to create a calming and contemporary feel throughout.

At the front, your living room is a lovely retreat, with soft carpeting underfoot, generous windows letting in plenty of natural light, and a central fireplace, which adds warmth and charm to the living space - creating a natural focal point for cosy evenings at home.

There's space for dining too, making it ideal for hosting. Head to the rear and you'll find a sleek, well-fitted kitchen complete with a breakfast bar, opening out to your west-facing Japanese inspired garden, an outdoor space features calming paths, planting and a tranquil water feature. The space offers a low-maintenance yet elegant sanctuary that feels peaceful all year round.

Upstairs, both bedrooms are well-proportioned doubles with smart, neutral decor.

The family bathroom is immaculate, with pristine fittings and an over-bath shower.

You're surrounded by nature here, with Epping Forest close by and Roding Valley Nature Reserve just minutes away – the perfect spot for walking, wildlife-spotting or a weekend picnic.

Down in South Woodford, the local food and drink scene is thriving. Be sure to check out the new Jones & Sons, a local offshoot of the much-loved Dalston original, and don't miss the monthly farmers' market. You've also got a great selection of supermarkets, including M&S and Waitrose, plus a local cinema.

Transport's a breeze too – South Woodford station is just six minutes on foot, with the Central line taking you to Liverpool Street in around 20 minutes. Drivers will also appreciate being just minutes from the North Circular. There's also free on-street parking is available directly outside, a real bonus for the area.

WHAT ELSE?

- Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe where ingredients are sourced with great care resulting in some exceptional brunches. It's just eight minutes away on foot.
- Make the Railway Bell your new local. Just four minutes away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, one of the reasons this area is so popular with families.



A WORD FROM THE OWNER...

"We were drawn to South Woodford because it just had everything we were looking for – good schools, green spaces, a proper high street and an easy commute into town. It felt like a place we could settle into straight away.

There's a real sense of community here, and we've loved how easy it's been to get to know our neighbours. The parks, cafés, little independents and even the local cinema – it all adds up to somewhere that's lively but still feels relaxed and family-friendly.

We're only moving a few roads away, which probably says everything you need to know. It's a part of London that still feels like a neighbourhood, and we couldn't imagine being anywhere else."

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Hallway
5'11" x 15'1"

Bedroom
16'10" x 10'5"

Reception
17'4" x 10'5"

Bedroom
9'6" x 12'8"

Kitchen
16'11" x 8'0"

Bathroom
6'11" x 5'6"

Hallway
6'11" x 6'8"



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