



GROVE HILL, SOUTH WOODFORD

Offers In Excess Of £750,000 Freehold
3 Bed House - Semi-Detached



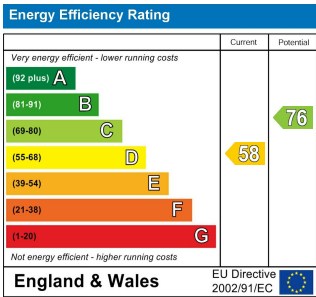
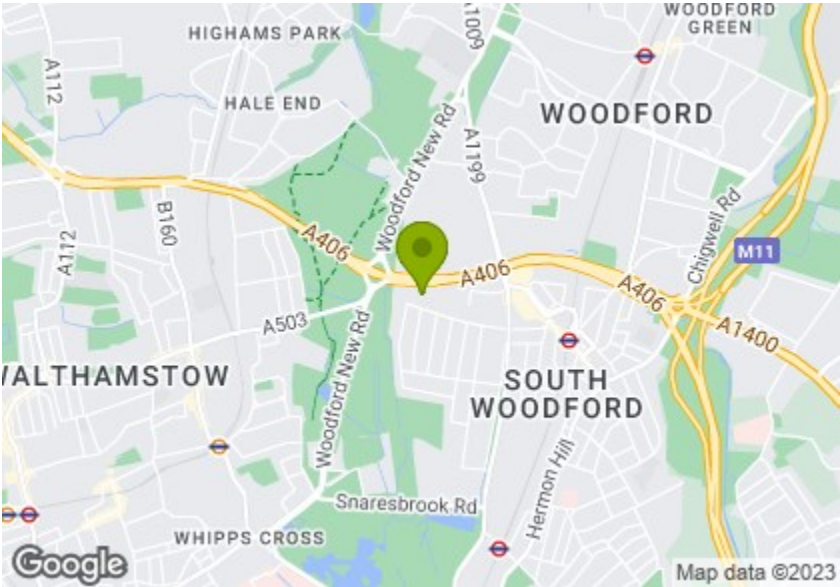
Features:

- Three Double Bedrooms
- South Facing Garden
- End of Terrace
- Eat-In Kitchen
- Large Proportions
- Cellar
- Short walk to George Lane
- Close to South Woodford Station
- Potential for Further Development
- 5min Walk to Epping Forest

An elegantly appointed, spacious three bedroom family home, lovingly finished in an effortless blend of vintage and contemporary styles, with a wealth of sociable space and expertly manicured rear garden. You're surrounded by green spaces with South Woodford station just a short walk away.

With the loft space so far unconverted, you have plenty of scope to extend the property still further, as some of your neighbours have done (subject to the usual permissions).

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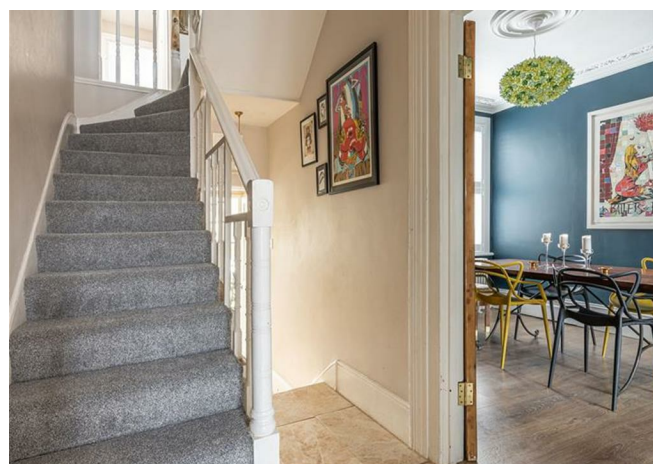
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IF YOU LIVED HERE...

You'll be watching guests' jaws drop as they step into your twenty seven foot long, dual aspect lounge/dining room. Broad engineered hardwood runs underfoot, and you have some lovingly preserved original cornicing overhead, dual aspect with classic plantation shutters front and back, you've plenty of natural light and stately powder grey walls.

Head into your spacious 230 square foot kitchen/breakfast room and you're greeted by a vision of sleek modernity; light hardwood gives way to letterbox tiling underfoot, you've a handy breakfast bar and dining nook plus a glossy white suite of fitted cabinets, dark granite effect countertops and a metro tile backsplash.

There's also a pleasant garden view here, with a spotless patio giving way to a lush length of immaculate lawn flanked by timber fencing and raised beds down one side. The ground floor's completed by a handy spare WC, while upstairs all three bedrooms are solid doubles, with a particularly spacious master and a wealth of fitted storage. The family bathroom is the elegant icing on this particular cake – strikingly finished with floor-to-ceiling metro

tiles, a designer display underfoot and walk in rainfall shower.

WHAT ELSE?

- Wanstead High Street and Epping Forest are both a short walk away, with superb eating and dining establishments and a wealth of green space at your fingertips.
- You have a large cellar, ideal for storage or still further development.
- Local schools are chiefly excellent, with six primary/secondaries in a one mile radius alone rated as 'Outstanding' by Ofsted, with a further seven deemed 'Good'.



A WORD FROM THE OWNER...

"We've thoroughly enjoyed the last five years in our home, but the time and need has come to move on. We couldn't want for better neighbours (both immediately at numbers 88 and 92, and beyond), and the overall community feeling within the street is fantastic. Our house is everything we could've wished for with our young family - period charm, deceptively large, space for our children to grow and with a super private space in the garden. BBQ's and Summers with friends and their children have been a highlight. The convenience that the house has provided has also been unparalleled; the central line is an 8 min walk with 25 mins to Liverpool Street/Canary Wharf; its a 15 minute walk to Wanstead High Street, schools are close and Epping Forest is at the top of the road - it really has the best of everything."

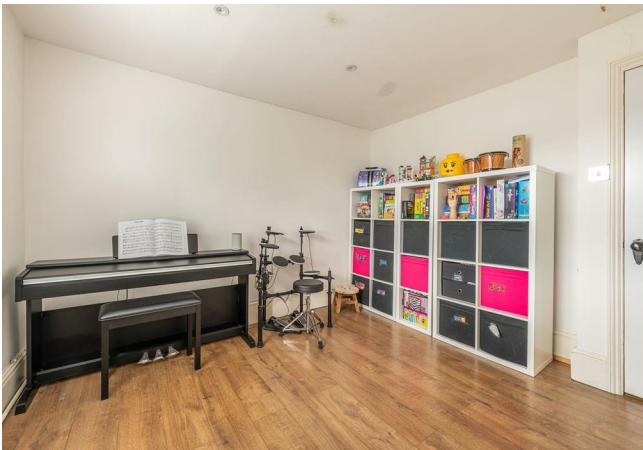
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Cellar
21'7" x 4'11"

Reception Room
15'5" x 11'9"

Dining Room
11'5" x 9'10"

WC

Kitchen / Breakfast Room
18'8" x 12'1"

Bedroom
14'1" x 12'5"

Bedroom
11'1" x 10'2"

Bathroom
10'2" x 7'6"

Bedroom
10'5" x 10'2"



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