



Total Area: 139.8 m<sup>2</sup> ... 1505 ft<sup>2</sup>

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.

Reception Room  
12'4" x 24'9"

WC

Kitchen / Diner  
14'11" x 22'7"

Bedroom  
15'1" x 10'8"

Bedroom  
9'7" x 11'1"

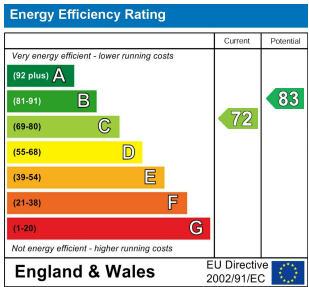
Bathroom  
9'2" x 11'11"

Bedroom  
10'5" x 16'5"

Ensuite Shower Room  
4'1" x 8'7"

Bedroom  
9'2" x 12'10"

Garden  
approx. 77'1" x 15'10"



PROSPECT ROAD, WOODFORD GREEN  
Offers In Excess Of £725,000 Freehold  
4 Bed House - Mid Terrace



Features:

- Victorian Terraced House
- Four Double Bedrooms
- Two Bathrooms + WC
- Extended Kitchen/ Diner
- Open Plan Layout
- Recently Restored & Refurbished
- Immaculately Presented
- Period Features
- 5min Walk to Woodford Station
- Close to Amenities & Schools

An immaculately reimagined four bedroom Victorian terrace, substantially extended to the rear, artfully arranged across all three storeys and brimming with designer trim throughout. And all just moments from Ray Park and Woodford tube.

Woodford station is less than a half mile on foot for the Central line and speedy, direct runs to the City and West End.

REQUEST A VIEWING  
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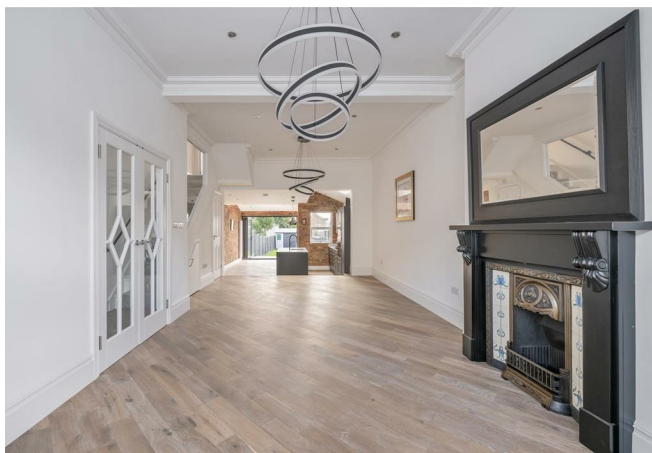
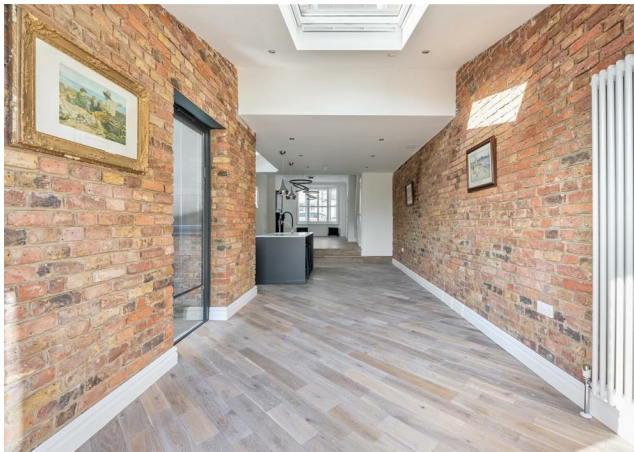
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#### IF YOU LIVED HERE...

You'll have over 1,500 square feet of elegantly finished living space to stretch out in. Your entire ground floor is completely open plan, with brushed hardwood floors stretching for forty eight feet from the bay window at the front to a rear wall of bi-folding patio doors. There's a striking vintage hearth and mantel, while your dining area at the rear features exposed brick walls and oversized skylights.

In between your kitchen sits off to the side under another skylight. Stately charcoal grey cabinets run top and bottom, with marbled worktops and splashbacks and a handsome chef's island smartly zoning the space. Throw back those doors and step outside for your garden ñ a glorious eighty foot length patio and lawn, flanked by timber fencing and ending in a handy shed. Upstairs, your first two sleepers are both substantial doubles, with original timber floorboards, cast iron radiators and pristine white paint jobs.

Beautiful bedrooms both, but your family bathroom is still the undoubted highlight with vintage chequerboard tiling underfoot, a freestanding clawfoot tub in one corner and a rainfall shower in the other, all elegantly finished in onyx trim. Upstairs again and your comprehensive loft conversion is home to a dual aspect principal sleeper between a Juliet balcony and skylight, with a gleaming ensuite shower room off to one side. Bedroom four completes things, with an elevated garden view.

#### WHAT ELSE?

- The open greenery of Ray Park is just five minutes from your new front door, and home to a cafe, tennis courts and playground.
- You have ten schools rated 'Outstanding' or 'Good' in a one mile radius alone. The highly regarded independent Bancrofts schools are a five minute drive or twelve minute cycle.
- Kerbside impressions are especially impressive, with a sparkling brick work and neat front yard.



#### 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 Mezza on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish.

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. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

TONY PLATT  
E18 BRANCH MANAGER

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