



Reception Room
13'8" x 13'6"

Reception Room
13'10" x 11'4"

Kitchen
8'9" x 11'10"

Bathroom
8'2" x 8'11"

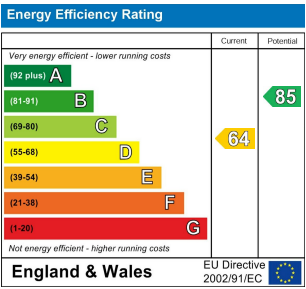
Bedroom
13'10" x 11'3"

Bedroom
9'1" x 11'4"

Bedroom / Study
8'10" x 11'9"

Ensuite
3'7" x 7'6"

Garden
approx. 22'11" x 39'4"



BRUNEL ROAD, WOODFORD GREEN

Offers In Excess Of £485,000 Freehold 3 Bed House



Features:

- Victorian Semi
- Two/Three Bedrooms
- Two Reception Rooms
- Driveway
- Potential For Kitchen & Loft Extensions
- Side Access
- Period Features
- Chain Free

Brilliantly spacious three bedroom Victorian semi detached house. With a wealth of living space within, including two reception rooms to the ground floor, two double bedrooms and a smaller ensuite study room to the first floor and an immaculately manicured rear garden. Whilst in need of some cosmetic modernisation, the framework is there for a truly stunning home.

You're sitting on a tranquil, residential avenue in leafy Chigwell, with a wealth of open green spaces, excellent schools and plenty of day to day amenities. You have the countryside on your doorstep whilst still retaining transport links into Central London making this the perfect home for escaping the city and settling into a more peaceful life.

REQUEST A VIEWING
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IF YOU LIVED HERE...

This house just screams potential, and your first impression is sure to be a positive one with the attractive brick frontage set regally back from the road behind iron railings and a smartly paved front garden, your secluded side entrance is another bonus of your semi detached status. Inside you have two spacious reception rooms which both span the full width of the house, the front reception is bay fronted with original features dotted around including picture rails and original coving. Your kitchen is connected to the rear reception via sliding door, and is larger than average with ample wall and floor units. From here you find the family bathroom, both of these rooms need a little modernisation and you could redevelop the whole ground floor level to make a stunning open plan space, or huge kitchen diner. Moving upstairs you have two large double bedrooms, the room at the front spans the full width of the property and has a duo of windows. To the rear is the smaller third bedroom / study that has an ensuite already installed. There is a precedent on the street to extend both out and up, offering the exciting possibility to

further increase your footprint. Oh and did we mention this house is being sold chain free.

WHAT ELSE?

- You are less than a mile away from Chigwell Station, which is in zone 4 of the underground network and serviced by the Central Line, providing access to The City and West End.
- Parents have a good choice of local schools, with the 'Outstanding' Ray Lodge Primary just a five minute drive.
- You can be exploring the social hub of Chigwell Road less than ten minutes after stepping out your front door, with a fine range of shops, restaurants and other day to day amenities.



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."

BEN CHARLETON
E18 SENIOR ADVISOR

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