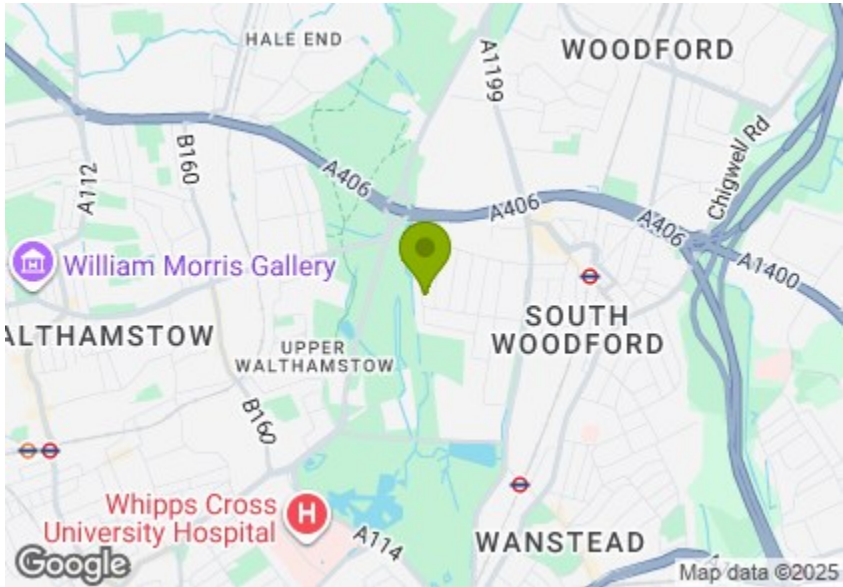


HIGH VIEW ROAD, SOUTH WOODFORD

Offers In Excess Of £725,000 Freehold

3 Bed House - Semi-Detached



Features:

- Semi Detached House
- Three Double Bedrooms
- Prestigious Firs Estate Location
- Garage & Driveway for Multiple Cars
- Bathroom & Downstairs WC
- Side Access
- Close to Epping Forest
- Chain Free

Enviably set in the Firs Estate, just moments from the ancient woodlands of Epping Forest, this three-bedroom semi-detached home boasts many highlights, including the large reception, bright kitchen/diner, ground floor WC, first floor bathroom, spacious garden with side access, driveway for multiple cars and garage.

As well as being close to all that nature, South Woodford's George Lane is within easy reach, with its pubs, restaurants, stores and train station, which offers quick access to the City via the Central line. The fact that the home is on the market chain-free is yet another great bonus.

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0203 3691818



IF YOU LIVED HERE...

Beyond that huge driveway and elegant frontage, you'll find a brilliantly proportioned home, coming in at an impressive 1140 square foot.

You'll be wowed by the grand scale of the reception, which is perfectly set up as a space for entertaining, with period touches such as the fireplace adding charm. You'll love the traditional style of the kitchen/diner - particularly the light-filled seating area at the rear. Both here and in the reception you have access to the spacious garden, which has a sun-trap patio, glorious lawn and plenty of mature foliage to bring a real sense of seclusion. Having side access will be a great convenience, especially when you're using your garage.

Upstairs, you've got three bedrooms, each with pristine decor. There's a contemporary family bathroom with an over-tub shower and sparkling floor to ceiling tiles.

Beyond, you can be exploring Epping Forest in mere moments. Here you'll find The Doughnut, a perfect circle of manicured lawn

in the heart of the woodlands. It's all so wonderfully green, you'll easily forget that you're only a short commute from Central London; South Woodford station, sat in Zone 4 on the Central line, is just 0.7 miles on foot and will get you directly to Liverpool Street in 18 minutes.

You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area has a multiscreen Odeon cinema, which is a ten minute walk away. How about celebrating your move to E18 with a trip to Jones & Sons? Anyone who's already been to this South Woodford hotspot will testify that this is fine dining at its best. A treat you'll deserve after all that unpacking - and it's just 13 minutes on foot.

WHAT ELSE?

- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within the independent Forest School but accessible by the public via membership.
- Parents will be pleased to know you have a wide choice of great primary and secondary schools in the area (one of the reasons so many people are keen to make this move).
- Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers' market is held.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

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WC

Reception
11'9" x 22'2"

Kitchen/Diner
8'2" x 10'9"

Bedroom
11'11" x 13'2"

Bedroom
10'11" x 12'5"

Bedroom
8'3" x 9'5"

Bathroom
7'2" x 5'10"

Garage
8'0" x 15'10"

Garden
40'0" x 24'11"

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