



Reception
10'11" x 11'5"

Reception
9'11" x 11'2"

Kitchen
5'11" x 8'9"

Storage

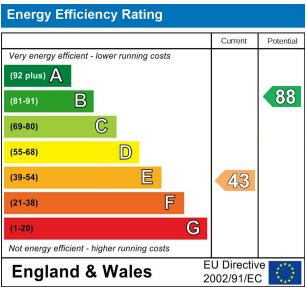
Bedroom
10'0" x 11'5"

Bedroom
9'10" x 11'2"

Bedroom
6'0" x 6'2"

Bathroom
6'0" x 6'2"

Garden
71'2" x 23'5"



CHIGWELL ROAD, WOODFORD GREEN

Offers In Excess Of £450,000 Freehold
3 Bed House - End Terrace



Features:

- Three Bedroom House
- End of Terrace
- Large Front & Rear Garden
- Side Access
- Fantastic Potential for Enhancement (STP)
- Walking Distance to Woodford Station
- Catchment for Fantastic Selection of Schools
- Easy Access to Roding Valley Park

Situated in the charming and understandably popular Woodford Green area, this fantastically laid out three bedroom end-of-terrace home has an impressive list of highlights, including two reception rooms, a spacious rear garden with side access, a first floor bathroom, plenty of original features and the ripe potential for further development.

As for location, it sits in a brilliant spot, a short walk from Woodford's lovely amenities (just 0.8 miles from the tube), as well as the lush nature of Epping Forest and Roding Valley Park.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll love the sense of space that this home provides - it packs in 724 square foot, but there's the potential to develop this further, giving you the fantastic opportunity to plan your dream home.

You're set up well with the two reception rooms - both are bright and spacious with original features to work around, while the kitchen is perfectly placed. You'll love the fact that the rear of the home opens up to the lush garden, which has a brilliant sense of seclusion thanks to the peaceful location and rich foliage. As well as a greenhouse and storage sheds, you also have side access, leading to your large front garden. Upstairs you'll find three bedrooms, as well as your conveniently placed bathroom.

As for beyond, you're just a short walk from the both Ray Lodge Park and Roding Valley Park, where you can access the River Roding for some lovely waterside walks. Despite all the rural village-y charm, Woodford has plenty of amenities... Be sure to

visit Mojo's Brasserie, a lively brasserie-style restaurant which serves up some excellent brunches.

If you want to head into the West End, Woodford station is a five minute stroll away for the convenient Central line.

WHAT ELSE?

- Drivers can be on the North Circular in just a few minutes, or the M25 in around 10 mins.
- Despite all the greenery, you'll never be stuck for essentials since there's an abundance of convenience stores nearby, including a Waitrose and M&S in nearby South Woodford.
- Parents will be pleased to know you have an abundance of fantastic schools in the area - it's one of the reasons the area is so popular with families.



A WORD FROM THE OWNER...

"444 Chigwell Road has been a wonderful property that has taken care of the Smith family for close to 90 years. Situated within a small close community, now is the perfect time for it to welcome a new family to take care of."

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