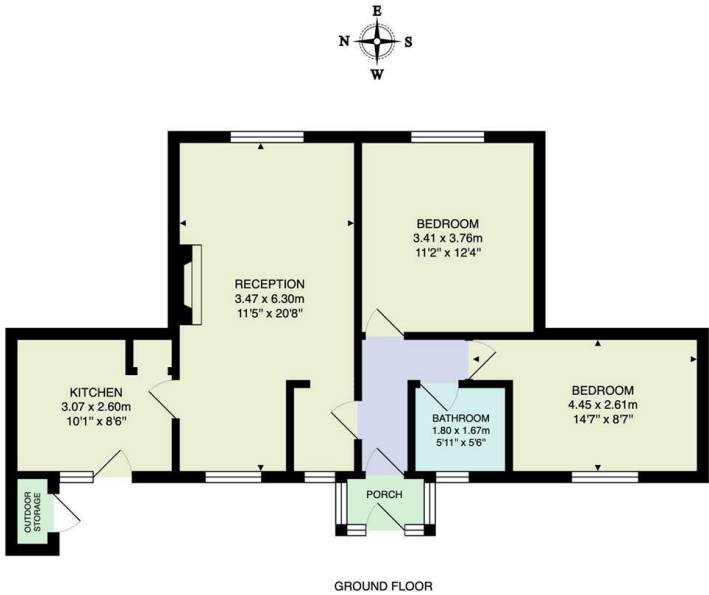




Kitchen
10'0" x 8'6"

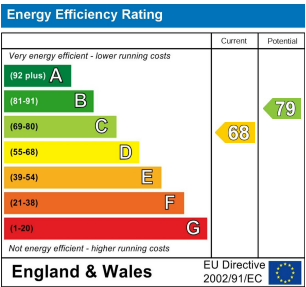
Reception
11'4" x 20'8"

Bedroom
11'2" x 12'4"

Bathroom
5'10" x 5'5"

Bedroom
14'7" x 8'6"

Total Area (Excluding Outdoor Storage): 64.6 m² ... 696 ft²
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.



SNAKES LANE EAST, WOODFORD GREEN

Offers In Excess Of £375,000 Leasehold
2 Bed Apartment



Features:

- Ground Floor Apartment
- Two Double Bedrooms
- Private Landscaped Garden
- Beautifully Presented
- Natural Light
- Private Entrance (No communal spaces)
- Long Lease
- 5min walk to Woodford Station

This two double bedroom apartment sits in a fantastic spot, a short walk from Woodford's charming amenities (and just five minutes from the tube), as well as the lush nature of Epping Forest and the River Roding. But this enviable location is just the start of things, as the apartment itself has a lengthy list of highlights, including the sole-use entrance, immaculate finish, private west-facing landscaped garden, ample amount of storage, and abundance of natural light. The long lease is just the icing on the cake.

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IF YOU LIVED HERE...

Thanks to its excellent condition and beautiful finish, you'll be able to relax in your new home from the day you move in. With 696 square feet of internal space, you've got plenty of room to spread out in, so hosting guests will never be a problem, and neither will working from home. The vast reception room is bright and spotlessly finished, with a perfect spot for dining that doesn't impact on the lounging space, but still enjoys a great flow of light. Features such as the striking fireplace surround provide just the right amount of tradition style. The adjoining kitchen is perfectly placed, and is sleek and well equipped with stylish shaker-style units, integrated appliances and lovely metro brick tiling.

You'll enjoy the contrast of having engineered wood in the living areas but soft carpeting in both double bedrooms, which are just as immaculately finished as the rest of the apartment. As for your bathroom, it's a show stopper with floor to ceiling metro brick tiling and a large walk-in shower.

Outside you've got a thoughtfully landscaped west-facing garden - the perfect places for relaxing with a drink during summer months. You're also just a few minutes from the brilliant Ray Lodge 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.

-How about a stroll towards Highams Park, stopping at the Rose & Crown pub for some tasty grub and a pint served up in a friendly atmosphere? It's one mile away.



A WORD FROM THE OWNER...

We have greatly enjoyed our 7 years in what was our first home. With equal, easy access to both central London and green spaces, such as Epping Forest, it has given us the best of both worlds. Our own outside space has given us lots of opportunity to host friends and family throughout the years.

The proximity of the Broadway has been great for grabbing a coffee in the Deli or enjoying a meal at the Mezze. We hope whoever follows us will enjoy it all as much as we have.

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