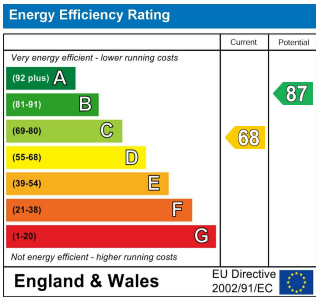




Total Area (Excluding Garage): 89.5 m² ... 964 ft²

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.



WYNNDAL ROAD, SOUTH WOODFORD

Offers In Excess Of £575,000 Freehold

3 Bed House - Semi-Detached



Features:

- Three Bedroom Semi
- Driveway
- Garage
- Two Reception Rooms
- Loft Extension Opportunities
- Quiet No Through Road
- Close To Elmhurst Gardens
- Chain Free

A smart and spacious three bedroom semi detached home with garage, driveway, and a sunny, east-facing garden. You're on a residential no through road in South Woodford here, around half a mile on foot from amenities and natural retreats.

This is an abode bursting with potential, not only is it a neutral canvas for your interior design ideas, but with the loft so far untapped you could extend skywards, creating a whole new storey (subject to permissions).

REQUEST A VIEWING
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0203 397 2222

E4 & N17
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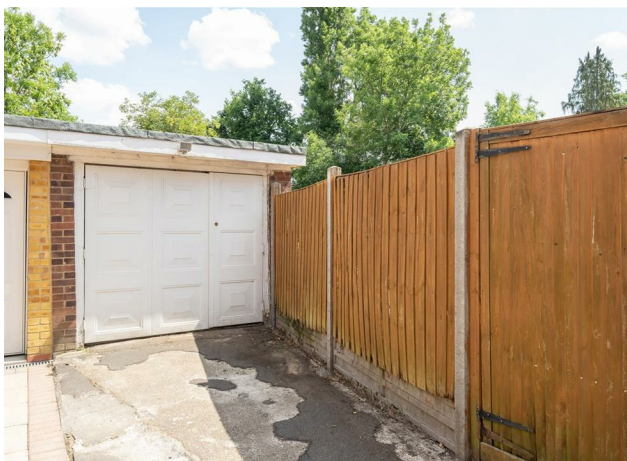
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IF YOU LIVED HERE...

You'll be spreading out in a generous suite of rooms coming in at just under 1000 square feet. Your lounge comes in at 170 square feet with floor to ceiling windows filling the space with swathes of natural light come early evening. With a fireplace and built-in storage, there's plenty of charm in here. Next door is your 195 square foot kitchen/diner complete with a cream suite of cabinets, and a dining area overlooking the garden via your second reception. It all makes for a versatile space that can be reimagined to your hearts content.

Step through reception two for your private, east-facing garden, with a timber sun deck (ideal for morning coffee or entertaining) and lawn flanked by beds, with nothing but mature foliage on the horizon. Back inside and up on the first floor you'll find two generous double bedrooms, a versatile single, and the family bathroom complete with a shower over the tub, large format sandstone tiles and herringbone flooring. Lastly, your new abode comes chain free, so you can move in as soon as you'd like.

Step outside and you're well-served for natural spaces. Elmhurst

Gardens sit just five minutes around the corner, and Roding Valley Park's eleven minutes away on foot, ideal for wandering north or south to your heart's content. Head westwards along Churchfields for the fine eateries lining the High Road. Alternatively South Woodford's a sixteen minute stroll for amenities galore and South Woodford tube station. Jump on the Central line here for direct runs to Stratford, Liverpool Street or Tottenham Court Road. The W14 bus route runs from around the corner for destinations including Wanstead, Leytonstone and Francis Road.

WHAT ELSE?

- Parents will be pleased to discover no fewer than four Ofsted rated 'Outstanding' schools less than a mile away on foot. Churchfields Schools (Infants and Juniors) and Woodbridge High School cater for all ages.
- You have that driveway, plus a 290 square foot garage for plentiful private parking. Drivers can be on the arterial North Circular in four minutes, and the M11 soon after.
- Dinner out with the family? Elmo's is seventeen minutes away on foot and serves up delicious Italian fare. From the Paris Stilton to Take Another Little Pizza My Heart, their food's as inventive as their naming process.



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 restaurant Sakura, and the award-winning Indian Grand Trunk Road. 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 SENIOR ADVISOR

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Reception

11'9" x 15'1"

Kitchen / Diner

18'3" x 10'7"

Reception

15'1" x 8'1"

Bedroom

6'6" x 6'10"

Bedroom

11'5" x 10'2"

Bedroom

11'5" x 10'8"

Bathroom

6'5" x 5'6"

Garden

54'1" x 17'8"



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