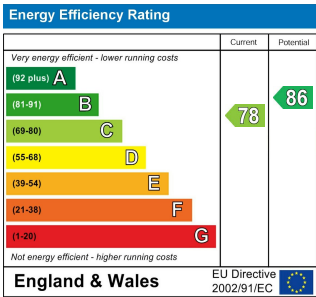
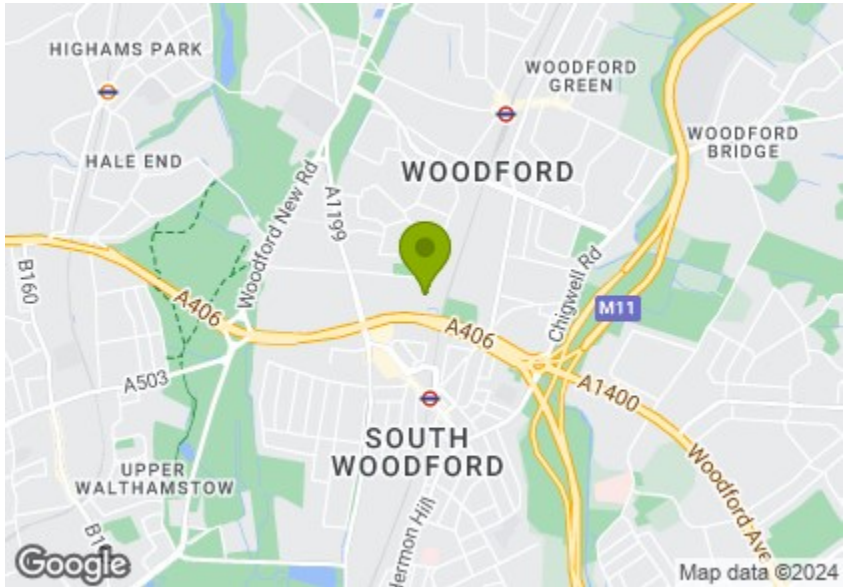




Total Area (Excluding Eaves Storage): 140.0 m² ... 1506 ft²

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.



FIELDHOUSE CLOSE, SOUTH WOODFORD

Offers In Excess Of £725,000 Freehold

4 Bed House



Features:

- Four Bedroom Modern House
- Driveway
- Loft Conversion With En-suite
- Ground Floor Extension
- Three Reception Spaces
- Ground Floor Toilet
- Quiet Cul-de-sac
- Churchfields Location

Situated on a quiet cul-de-sac in Woodford, this modern four-bedroom home benefits from having its own driveway, a spacious garden, multiple reception rooms, a ground floor extension, a WC, plus a first floor bathroom and a loft with an ensuite - and there's more.

Just a few minutes from the ancient woodlands of Epping Forest, this really is in one of the capital's loveliest spots, with perks including great amenities, green space, a wonderful sense of community and excellent transport links.

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E4 & N17
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IF YOU LIVED HERE...

Prepare to be impressed as you walk across your private driveway and into this surprisingly spacious 1,506 square foot home. At the front the kitchen is smart and modern, with plenty of storage space - and room for dining. To your right you'll find your fantastically convenient study room, which will be a joy to use during work from home days due to the peaceful location.

At the rear you've got your large double reception rooms, which can be divided into two separate spaces or enjoyed in all their open plan glory. During warmer months, you'll love being able to open up the generous rear doors and spilling outside into the well maintained garden.

Past the downstairs WC and upstairs to the first floor, you'll find three spacious bedrooms, two of which have built-in storage, plus a family-sized bathroom. Up in the converted loft, there's another spacious double bedroom with a thoughtfully designed ensuite. There's plenty of storage, too.

As for beyond, you'll be amazed at how Woodford balances rural

charm with cosmopolitan flair. It's full of great eateries; the award-winning Grand Trunk Road, which features in the Michelin Guide, is reachable on foot, while a short stretch further, you can experience excellent Turkish fusion food at Lokkum.

You've also got a brilliant selection of supermarkets nearby in South Woodford, including a Waitrose and M&S, and the area even has a cinema, which is less than a mile away.

As well its close proximity to Epping Forest, the home benefits from having Churchfields Park, Elmurst Gardens and Roding Valley nearby. It's all so wonderfully green, you'll easily forget that you're only 45 mins from the centre of the capital.

WHAT ELSE?

-South Woodford station is one mile away. From here the Central line can take you to Liverpool Street in just 20 mins.

-Drivers can be on the North Circular in just a few minutes minutes.

-Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area (one of the reasons this area is so popular with families).



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 favourite 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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Kitchen / Diner
8'2" x 16'0"

Reception
18'4" x 13'1"

Reception
17'5" x 9'6"

WC

Study
6'5" x 10'0"

Bedroom
15'11" x 10'2"

Bathroom
6'5" x 6'2"

Bedroom
9'4" x 11'7"

Bedroom
8'9" x 10'7"

Bedroom
15'3" x 9'10"

Ensuite
12'2" x 7'9"

Garden
approx. 20'6" x 20'0"



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