

Total Area: 81.5 m² ... 877 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.

Reception
12'0" x 13'10"

Kitchen/Diner
9'10" x 18'1"

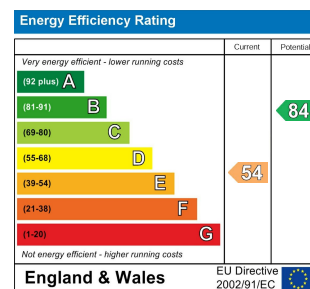
Bedroom
8'7" x 8'0"

Bedroom
12'2" x 11'9"

Bedroom
9'10" x 9'10"

Bathroom

Garden
58'2" x 28'10"



FYFIELD ROAD, WOODFORD GREEN

Offers In Excess Of £575,000 Freehold 3 Bed House



Features:

- Three Bedrooms
- Semi Detached with Side Access
- Well Maintained South West Facing Garden
- Driveway
- Quiet Residential Road
- Chain Free
- Nearby Ray Park
- Short Walk to Woodford Station

A neatly arranged three bedroom semi detached home with side access, a driveway and a well kept south west facing garden, set on a quiet residential road close to Ray Park and Woodford Station. Offered chain free, it gives you a calm everyday setting with shops, cafés and transport all close at hand.

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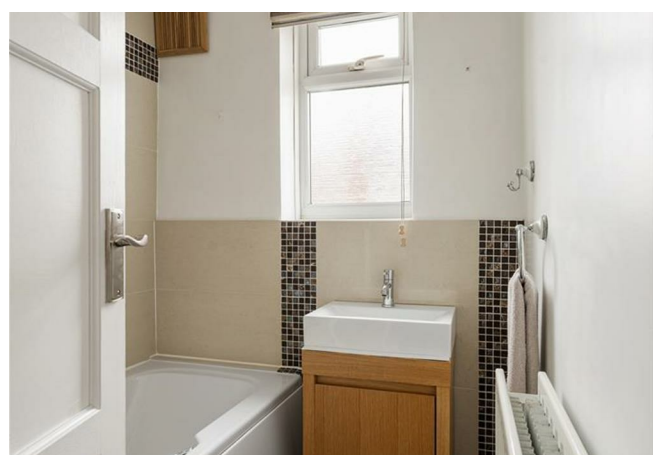
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IF YOU LIVED HERE...

You'd step through the front door into a simple hallway, with the ground floor unfolding into two distinct living spaces. The reception is calm and generously sized, with soft neutral walls, a feature fireplace and glazed doors opening directly onto the garden. It's an easy room to settle into, with a quiet, comfortable feel and plenty of natural light.

Alongside, the kitchen and dining space stretches the depth of the house, giving you a pleasing amount of room for cooking, eating and catching up at the end of the day. Cream shaker style cabinetry, timber worktops and dark flooring keep the look warm and understated, while the breakfast bar creates a natural spot for morning coffee or casual meals. Another set of doors opens straight onto the south west facing garden, where patio, lawn and mature planting make the most of the aspect, and side access adds everyday practicality.

Upstairs, there are two well sized double bedrooms, a third

bedroom, a bathroom and a separate WC off the landing. The bedrooms are simply finished in soft, neutral tones, so the whole first floor feels bright, settled and easy to make your own. Outside, the driveway makes life that bit easier, and with the house available chain free, there's a welcome sense of simplicity to the move.

WHAT ELSE?

Ray Park is nearby for open green space, walks beside the River Roding, tennis courts and everyday fresh air. Woodford Underground Station is close by on the Central line, making commuting and weekend trips across London pleasingly straightforward. South Woodford's George Lane is within easy reach for cafés, restaurants and a film at ODEON, with the Railway Bell a handy local for a relaxed evening out.



A WORD FROM THE OWNER...

"This has been my family home for over 30 years where I raised my family. My daughters have relocated to Glasgow and I now feel the time is right to join them. We have been very happy in this house."

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