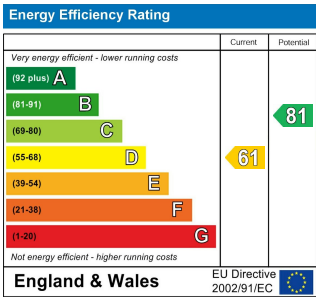
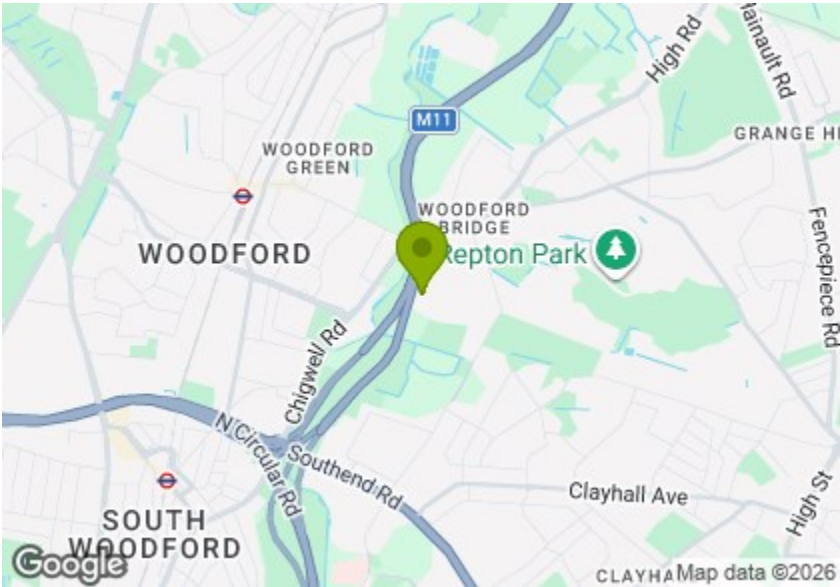




Total Area: 116.2 m² ... 1251 ft² (excluding garage)
All measurements are approximate and for display purposes only.



UPLANDS ROAD, WOODFORD GREEN

Offers In Excess Of £550,000 Freehold

4 Bed House



Features:

- Four Bedroom House
- Loft & Kitchen Extensions
- Driveway For Two Cars
- West Facing Garden
- End of Terrace
- Through Lounge & Second Reception
- Roding Valley Park Close By
- Residential Location With Excellent Transport Links
- Garage

A splendidly bright and lovingly appointed four bedroom family home, with a wealth of open plan social space, huge rear garden, driveway and private garage. All in a peaceful part of Woodford, with Roding Valley Park right around the corner.

At well over 200 square feet, your garage could easily be turned to a wide variety of alternate uses, and you'll still have that large driveway for parking.

E11, E7, E12 & E15
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0203 3691818



IF YOU LIVED HERE...

You'll have over 1200 square feet of living space to stretch out in. Your through lounge alone totals 250 square feet, with glossy hardwood floors stretching away between the substantial box bay window to the front and sliding doors to the rear. The latter give on to your skylit, twenty five foot long kitchen, with a bank of cream cabinets running down one side below chunky quartz effect counters and jet black splashbacks.

To the rear there's a second, more modest reception overlooking the garden. There's also a handy shower room off here, the first of three bathrooms in total, and making this an ideal spot for guest accommodation. Outside, your garden's a glorious affair, more than fifty feet in length and home to an elevated patio, lush lawn and thriving beds. It ends in your garage, giving directly onto a private access road. Barely overlooked, there's nothing on the skyline but mature trees.

Back inside and upstairs for your first two double bedrooms ñ your principal sleeper to the front is especially striking, with more glossy hardwood underfoot and plentiful integrated storage.

Bedroom two's similarly sized, styled and featured, while your third sleeper is a generous single ideal for a child. Your family bathroom completes the storey in slate and grey with a shower over the tub. Upstairs and your skylit loft suite is home to a 150 square foot bedroom plus en suite shower room.

WHAT ELSE?

- As noted you have plenty of options for private off street parking. Drivers can be on the North Circular or M11 in as little as five minutes. Alternatively Woodford tube is around twenty five minutes on foot or eight by bike, for the Central line.
- Claybury Woods and Park, a splendid spot bursting with natural splendour, starts just ten minutes away. Ideal for morning jogs or evening strolls.
- Parents will be pleased to find ten primary/secondary schools less than a mile away on foot, all rated 'Outstanding' or 'Good' by Ofsted.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezza on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 SENIOR ADVISOR

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Reception
25'0" x 10'0"

Kitchen
24'8" x 5'9"

Shower Room
7'1" x 5'5"

Ground Floor Room
8'3" x 7'10"

Bedroom 1
13'3" x 10'3"

Bedroom 2
6'3" x 4'10"

Bedroom 3
11'10" x 10'3"

Bathroom
6'10" x 4'10"

Bedroom 4
18'2" x 10'0"

Garage
16'2" x 14'1"

Garden
39'4"



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