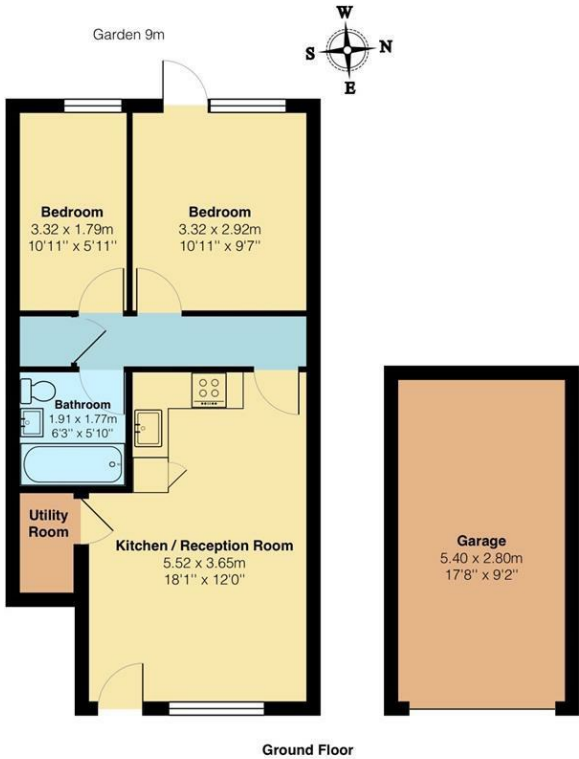




Total Area: 45.4 m² ... 488 ft² (excluding garage - 163 sq ft)
All measurements are approximate and for display purposes only.

Kitchen / Reception Room
18'1" x 11'11"

Utility Room

Bathroom
6'3" x 5'9"

Bedroom
10'10" x 9'6"

Bedroom
10'10" x 5'10"

Garden
29'6"

Garage
17'8" x 9'2"



FOSTERS CLOSE, SOUTH WOODFORD

Offers In Excess Of £350,000 Leasehold
2 Bed Maisonette

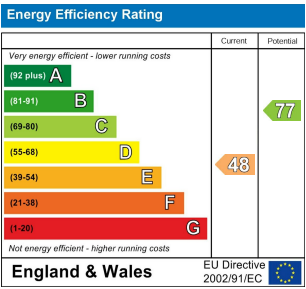
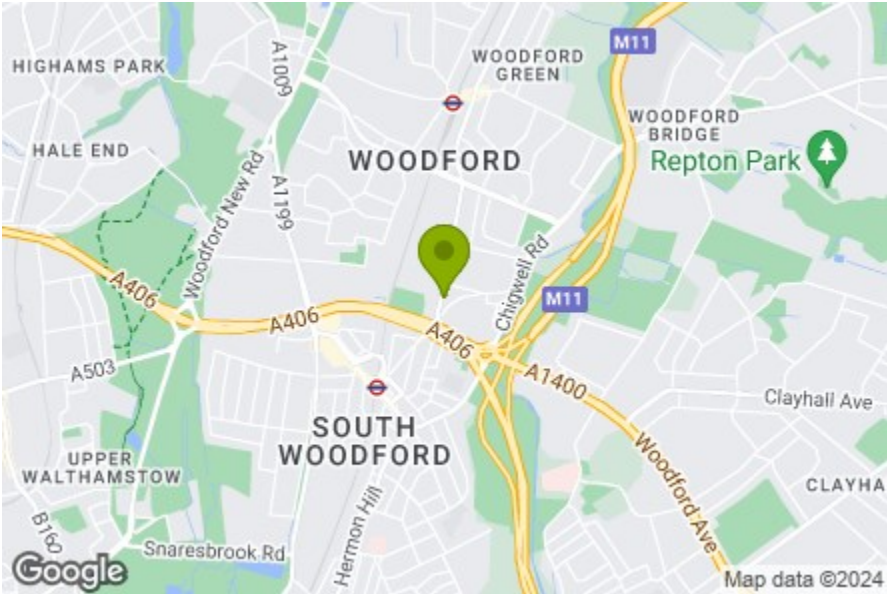


Features:

- Ground Floor Maisonette
- Two Bedrooms
- Private West Facing Garden
- Newly Refurbished
- Driveway
- Garage
- Open Plan Living Area
- Quiet Cul De Sac
- Chain Free
- Long lease - 957 years

This bright and modern two-bedroom ground floor maisonette benefits from being newly-refurbished, as well as having an open plan living area, utility room, private west-facing garden, driveway and garage. It's on the market chain-free, too.

As for the location, it's situated in a quiet cul-de-sac less than half mile from South Woodford station, meaning you can be at Liverpool Street within around 30 minutes. However, there's much more to this area than its transport links and proximity to Central London; there's a fabulous community with many perks, including excellent food and drink options and an abundance of green space.



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 3691818



IF YOU LIVED HERE...

Inside or outside, this home is a winner. Let's start with the location...

With its great amenities, green space, wonderful sense of community and excellent transport links, you'll fall in love with this area, particularly the way it balances rural charm with cosmopolitan buzz. It's packed with great eateries, and it even has its own Art Deco cinema, which is an 18 minute walk from your home. Meanwhile, Roding Valley, a glorious nature reserve full of wildlife with great spots for picnicking and rambling, is just a few minutes from your front door, while Epping Forest can be reached in the other direction.

As for the property itself, your open plan kitchen/living area comes in at 217 square feet, with engineered flooring sweeping the length. You'll quickly appreciate that there's plenty of space for balancing all aspects of live - and preparing food will be particularly enjoyable thanks to the smart units and integrated appliances found in the kitchen area.

The bedrooms are just as immaculate with neutral decor. One has garden access, while the smaller of the two could easily double up as an office if

preferred (the leafy view will be handy when you need a screen break). The bathroom doesn't disappoint, with timber accents and stylish Crittall-style fittings, such as the bath screen.

And of course, at the rear you have your spacious west-facing garden, which has been cleverly landscaped with a raised lawn and sleeper-style beds. Don't forget your garage and off-street parking, it'll be a game-changer if you've never had it before.

WHAT ELSE?

- South Woodford station is just 18 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.
- As well as a fantastic selection of independent stores, South Woodford has both an M&S and a Waitrose supermarket, so you'll never be stuck for essential items.
- Looking for a coffee hangout? Try Bobo & Wild or Tipi Coffee, and be sure to mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held.



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

REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM