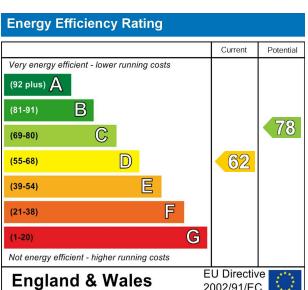


Total Area: 60.6 m<sup>2</sup> ... 652 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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  
10'10" x 15'11"  
Kitchen  
10'10" x 9'2"  
Reception  
9'8" x 7'10"  
Bedroom  
10'10" x 8'5"  
Storage  
Bathroom  
4'4" x 6'2"  
Bedroom  
10'10" x 8'0"  
Garden  
31'2" x 11'11"



## HOOKSTONE WAY, WOODFORD GREEN Offers In Excess Of £400,000 Freehold 2 Bed House - End Terrace



### Features:

- Two Bedroom End Terrace
- Chain Free Sale
- Cul-De-Sac Location
- First Floor Bathroom
- Extended
- Two Reception Rooms
- Low Maintenance Garden
- Close to Roding Valley Park

A bright and extended two bedroom end terrace, peacefully positioned in a quiet cul de sac close to open green space. With two reception rooms, a first floor bathroom and a low maintenance garden, this well proportioned home is offered chain free and ready for its next chapter.

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#### IF YOU LIVED HERE...

You might start the day in the front reception room, where natural light gives the space an easy, welcoming feel. To the rear, the extended second reception room brings added flexibility, whether arranged as a dining space, somewhere to work from home or simply a relaxed spot to unwind in the evening. The kitchen connects neatly to this space and opens directly onto the garden, creating a layout that feels practical, balanced and well suited to day to day life.

Upstairs, two comfortable bedrooms offer calm retreat at the end of the day, with the added practicality of a first floor bathroom. Outside, the garden is designed for ease rather than upkeep, a private spot for summer lunches or a quiet

pause after work. As an end terrace, there is a pleasing sense of openness and extra light throughout.

#### WHAT ELSE?

You are just a short stroll from Roding Valley Park, where riverside paths and open greenery offer an easy weekend escape. Whether it is morning runs, dog walks or slow Sunday wanders, it is the kind of green space that quickly becomes part of your routine.

Woodford Green itself strikes a lovely balance between calm residential streets and everyday convenience. Local cafés, shops and useful amenities are within easy reach, while reliable transport links make commuting into Central London straightforward. Hookstone Way remains quietly tucked away, offering a sense of retreat without feeling disconnected.



#### A WORD FROM THE EXPERT...

"If you are new to Woodford Green, a quick walk or drive around the area shows what a fantastic place it is, but here is a bit of insider insight. I first got to know it through its great food, drink and nightlife. There is a mix of cosy pubs, independent cafés, smart cocktail spots and lively restaurants, so there is always somewhere new to try. Food lovers have plenty of choice, from classic fish and chips to Mediterranean dishes, hearty Sunday roasts and authentic Italian favourites. Whether you want a quick bite or a long lunch with friends, the dining scene has something for everyone. What truly sets Woodford Green apart is the green space. Epping Forest is only minutes away and offers one of the most impressive natural landscapes in the region. Closer to home, Ray Lodge Park is popular with families and dog walkers, with woodland, good paths and a welcoming atmosphere".

KENAN KRKIC  
E18 ASSISTANT BRANCH MANAGER

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