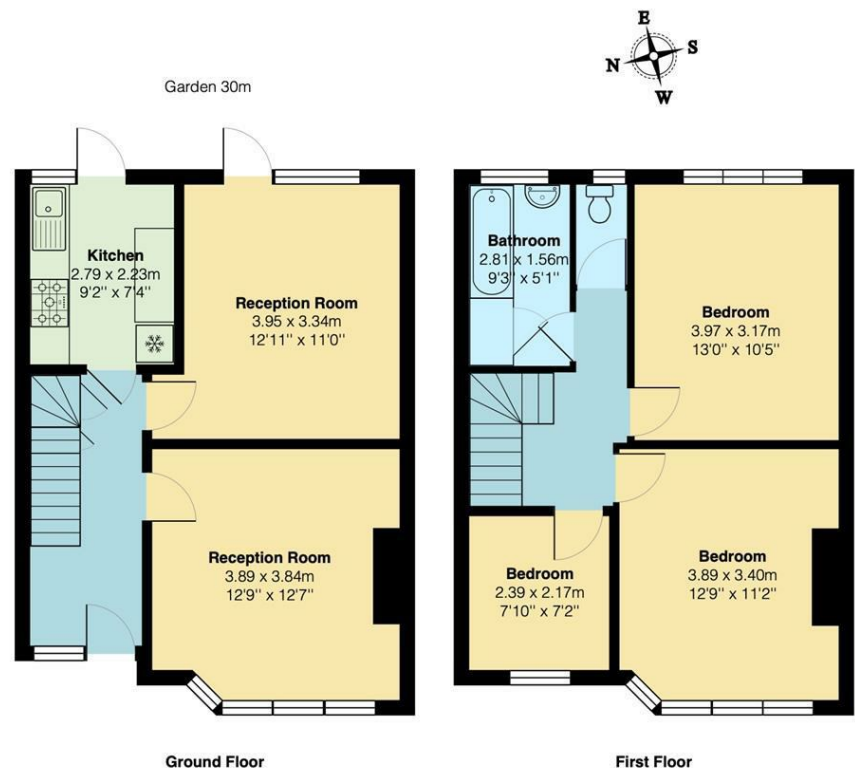
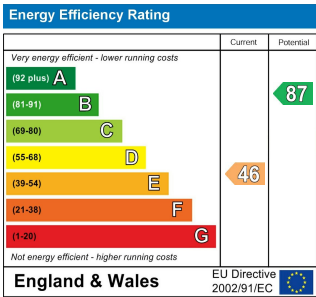




Total Area: 88.5 m² ... 952 ft²
All measurements are approximate and for display purposes only.



ST. ANTHONYS AVENUE, WOODFORD GREEN
Offers In Excess Of £650,000 Freehold
3 Bed House - End Terrace



Features:

- **SOLD BY THE STOW BROTHERS**
- End of terrace with side access
- Driveway
- 100ft garden
- Period features & charm
- 10min walk to Woodford Station
- Fantastic potential for development (STP)
- Quiet residential road

A wonderfully presented, three bedroom end of terrace with its own private driveway and massive potential for development. Situated in a quiet, leafy, residential area and with a beautiful, secluded garden, this is the perfect family home.

A leisurely ten minutes on foot and you'll arrive at Woodford station, to hop on the Central line for fast, twenty minute connections to London Liverpool Street and the heart of the City.

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

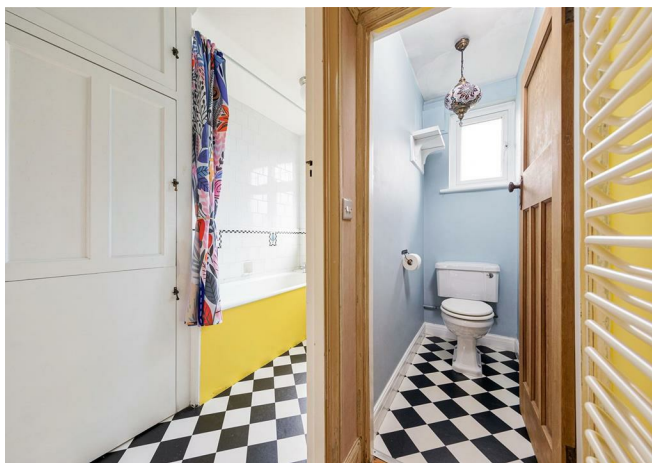
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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0203 325 7228

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0203 3691818



IF YOU LIVED HERE...

Stepping into your impressive, 160 square foot, lounge you'll first notice the lovingly restored hardwood underfoot and the grand tiled hearth with wooden mantel. There's an abundance of light from the large bay window and the colourful retro design scheme adds the perfect finish. Moving through to your bright, timber clad dining room you'll step through into your 100 foot long garden. A tranquil space, including a lush extensive lawn, flowery borders and a generous vegetable patch to the rear.

The second patio door leads back into your colourful kitchen, with a vibrant green statement wall, a chunky wooden countertop and stainless steel extractor hood and shelving units. Head upstairs to find your principal bedroom, with another bright bay window illuminating more blonde, timber flooring and two large built in storage cupboards. Your second sleeper is another sizeable double with views over the garden and your third bedroom sits to the front of your home. Last but not least, is your stylish family bathroom with separate WC. Here you'll find monochrome flooring, glossy white tilework and splashes of vibrant colour on the walls and bath panel.

Take the family out for nice refreshing walk through nearby Woodford Green, followed by a delicious dining experience in one of the great eateries clustered around Mill Lane and Johnston Road. Mezze Ocakbasi serve up fresh, seasonal Mediterranean plates, or dine on perfectly presented Japanese bites at Sushi Hut. Grab an organic coffee and pastry at Honey I'm Home or, for date night, head down past Woodford Green to the child free, lavish surroundings of authentic Turkish Lokkum Bar and Grill. Here you can spend your evening star gazing from the veranda or catching up with friends in the VIP room.

WHAT ELSE?

- You'll be delighted to learn that within a mile of your new home there are eleven primary and secondary schools that have been rated 'Outstanding' or 'Good' by Ofsted.
- Follow the lead of your neighbours and take advantage of the fantastic potential for outward and upward extension and development of your home, subject to the usual permissions.
- You're only five minutes' drive from excellent motorway connections to the Northern and Southern circulars, and further afield to the East coast.



A WORD FROM THE OWNER...

"We moved here from a one-bed flat in Tottenham just before the first lockdown so we immediately appreciated the additional space – inside and out. We particularly love the wide open view from our bedroom window, up to the woods at Claybury Park. The house and garden also gave us a lockdown project as everything had been quite neglected for a few years. We've tried to keep things simple and neutral, retaining as much of the original house as possible. There's still work to do, but we're handing it over in a much better state than we received it. St Anthony's Avenue is lovely quiet street with friendly neighbours. It's mostly a mixture of recently arrived young families and people who've lived here for years and years. The Broadway by the station is also great – we're particular fans of the fish and chip shop and the The Broadway Deli & Grocery, while the Food Park on our side of the tracks has a brilliant selection of fresh fruit and Mediterranean produce. One thing that really attracted us to the area was the proximity to Epping Forest – the nearest official part is just the other side of Woodford Green village, which then gives you a green corridor all the way up to Epping Town, We really love Knighton Wood, which is also within walking distance, and rambling up the River Roding where you can spot herons and egrets and even (once!) kingfishers. This is also a great area for foraging – mostly fruit like blackberries, crab apples and cherries. The transport links are a big plus – not only the Central Line, but also if you want to drive into East Anglia for day trips and longer breaks."

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Reception Room
12'9" x 12'7"

Bedroom
12'9" x 11'1"

Reception Room
12'11" x 10'11"

Bedroom
13'0" x 10'4"

Kitchen
9'1" x 7'3"

Bathroom
9'2" x 5'1"

Bedroom
7'10" x 7'1"

Garden
98'5"



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