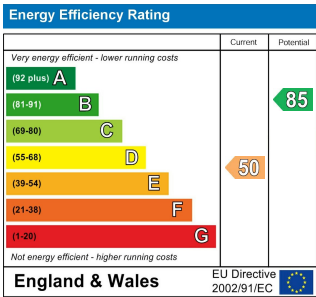




Total Area (Excluding Eaves Storage): 131.2 m² ... 1412 ft²

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.



COWSLIP ROAD, SOUTH WOODFORD

Offers In Excess Of £840,000 Freehold

4 Bed House - Detached



Features:

- Detached House
- Four Bedrooms
- Two Bathrooms + Downstairs WC
- Extended Open Plan Kitchen/ Dining Space
- Primary Bedroom Suite with Walk in Wardrobe & En Suite
- Utility Room
- Driveway
- 5min Walk to South Woodford Station
- Beautifully Refurbished
- Close to Amenities

This bright and beautifully refurbished four-bedroom detached home benefits having a large rear garden and off-street parking, as well as air conditioning throughout, a vast open plan kitchen-diner, reception room, utility space, a family bathroom plus two WCs and a primary bedroom with a walk-in wardrobe and ensuite.

As for location, not only is it nicely nestled between the vast greenery of Epping Forest and Roding Valley, but you've also got South Woodford's excellent amenities on your doorstep, including the fantastic transport links.

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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

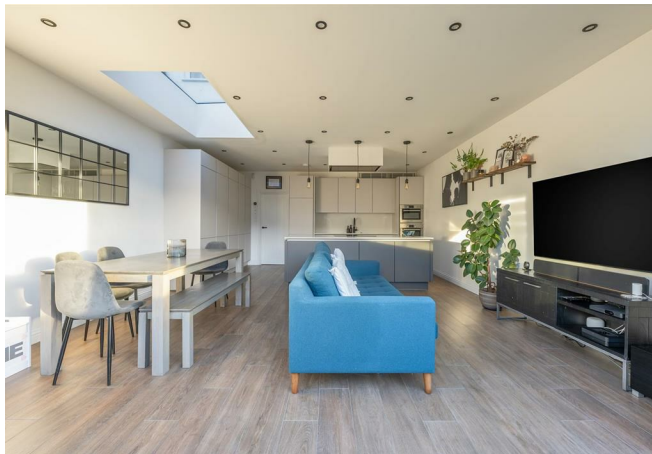
E8, E9, E5, N16, E3 & E2
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newhomes@stowbrothers.com
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IF YOU LIVED HERE...

You'll love the sheer amount of space found in this property - and of course, everything in it, too.

Your front living room will be your cosy retreat, with soft carpeting under foot and plenty of natural light from the bay windows. Head to the rear, beyond your convenient utility room and WC, and you'll find your brilliantly extended kitchen/lounge. There's plenty of space for dining and relaxing, while the kitchen area is sleek and modern, with a fantastic island, glossy cabinets and hi-spec appliances. Beyond the generous bi-fold doors, you'll find your spacious garden, complete with a large patio area ready for the sunshine (and during the hotter months, you'll greatly appreciate the AC, too).

Upstairs, you've got two balanced double bedrooms, one with an ensuite and a dressing room - a game changer if you've never had one before. There's also an immaculate family-bathroom with pristine fittings and an over-tub shower. In the loft there are another two bedrooms, as well as another WC.

With its great amenities, green space, wonderful sense of community and excellent transport links, you'll fall in love with South Woodford, particularly the way it balances rural charm with cosmopolitan buzz. It's packed with shops,

supermarkets (choose between Marks & Spencer or Waitrose), restaurants, bars, and even a cinema, just 12 minutes away on foot.

For a quick bite, 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.

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.

WHAT ELSE?

-South Woodford station is just five 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 minutes.

-Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, one of the reasons this area is so popular with families.

- Fancy unleashing a bit of creativity? Head down to Creative Biscuit for a coffee and dabble at painting pottery. It's about three minutes on foot from your home.



A WORD FROM THE OWNER...

"We bought our home in 2013 just before we got married and renovated it from top to bottom. We have had our two children here and it has been perfect watching our babies grow up here and enjoy what South Woodford offers. We've made some wonderful memories in this home. We completed a second renovation in 2020 which included extending into the loft to create a study (due to working from home so much more since the pandemic) and also to create an open plan family room which is the heart of the home. We've hosted so many parties for our kids (and grown ups too). The family room comes to life in the summer; we throw the doors open and cook meals while watching the kids play in the garden. When all goes quiet on an evening, we head into our cosy living room or to our sanctuary of a bedroom - we've loved having an en suite and walk-in wardrobe. It's a grown up space where we can unwind. The local area is great for a young family and we have spent many weekends walking to the high street and exploring the brunch spots such as Tipi or Bread & Oregano as a family. There are also great kids' clubs and activities nearby too such as Creative Biscuit. Our neighbours are friendly and there are lots of families with young children on the road. There's always someone to say hi to when out for a walk. Nursery and school are walking distance away as are the supermarkets and the cinema! We loved our home and sure the next familywhoymove here will make wonderful memories and enjoy it too."

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Porch

Reception

11'1" x 12'11"

Utility

8'11" x 3'11"

WC

Kitchen / Diner

16'10" x 19'7"

Bedroom

11'3" x 12'11"

Ensuite

Dressing Room

8'11" x 7'4"

Bedroom

9'3" x 12'11"

Bathroom

Bedroom

11'6" x 9'7"

WC

Bedroom

11'7" x 8'0"



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