



CARNARVON ROAD, SOUTH WOODFORD
Offers In Excess Of £785,000 Freehold
4 Bed House - Semi-Detached



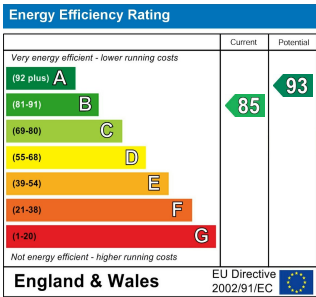
Features:

- Modern Semi Detached House
- Four Double Bedrooms
- Three Bathrooms + Ground Floor WC
- Driveway
- In Catchment For Churchfields Primary School
- En-Suite To Master Bedroom
- Utility Room
- Bi-Fold Doors To Garden
- Spacious and Open Kitchen/Living Space
- Still Under 10 Year New Build Guarantee

A luxurious, four bedroom, three bathroom contemporary family home. Semi-detached and arranged across three storeys, plus attractive garden. Design & décor is impeccable throughout, and you have both Epping Forest and George Lane on your doorstep.

Epping Forest, known as London's Lungs, starts less than five minutes from your new front door. Endlessly explorable, you can wander all the way to Highams Park in the North to Hollow Ponds in the South.

REQUEST A VIEWING
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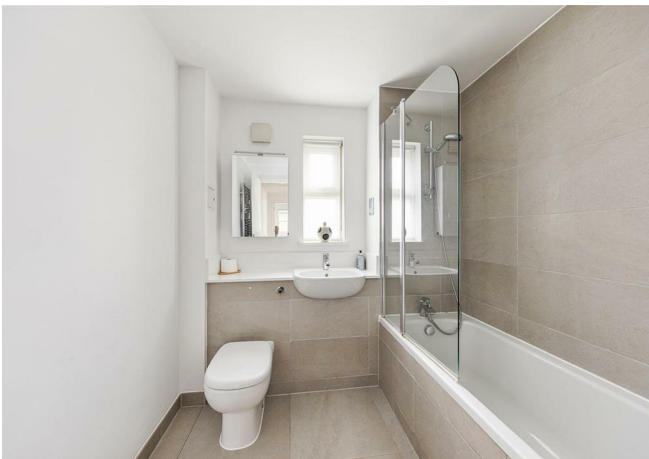
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IF YOU LIVED HERE...

You'll have well over 1500 square feet of living space to stretch out in, including a splendid choice of hosting options, all freshly finished and immaculate. On your right as you enter you'll find your first reception on your right, generously arranged in front of that wide bay window for heaps of natural light. Back out to your softly lit hallway, with blonde hardwood underfoot and a handy spare WC and utility room on the right. Then it's time for the main event.

Your 280 square foot, open plan kitchen and reception features an oversized skylight, and wall to wall bi-folding patio doors throw it all open to your rear garden, for floods of natural light and a seamless blend of indoor and al fresco entertaining. Your kitchen's finished in corner flanks of sleek glossy cabinetry top and bottom, home to a full suite of integrated appliances and softly underlit, with matching chunky worktops in between.

Your garden itself is a wonderfully secluded mix of patio and lawn, while upstairs your sleeping arrangements commence with your 180 square foot principal bedroom, a vast softly carpeted affair with built-in wardrobes and sleek boutique en suite shower room, tiled in large format smoky grey. Your first floor family bathroom's to the rear, similarly smoothly tiled with a shower over the tub. Bedroom two completes the first floor, a generous affair overlooking the

garden and ideal for a child or home office.

Head up your skylit second staircase for that substantial second storey. Up here you have two more double bedrooms – the foremost comes in at 160 square feet with twin skylights set into the impressive vaulted ceiling. A Jack & Jill shower room connects the two sleepers, home to more of that signature large format smoky grey tiling and a walk in shower cubicle. Your final sleeper sits to the rear, with lovely green garden views, a sky blue statement wall and access to your loft space (great for extra storage).

WHAT ELSE?

- Parents will be pleased to find four primary schools rated 'Outstanding' all less than a mile away, including the 'Outstanding' Churchfields Primary, just ten minutes' walk. There's also the 'Outstanding' Woodbridge Secondary School within easy reach.
- Still brand new, this home remains under the ten year new build guarantee for ultimate peace of mind.
- South Woodford tube station is fifteen minutes on foot for direct, speedy connections to the City and West End via the Central line. You also have a private driveway, and drivers can be on the arterial North Circular in around five minutes.



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 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

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Reception Room
14'3" x 9'7"

WC

Kitchen / Reception Room
20'4" x 13'10"

Bedroom
14'3" x 13'10"

Shower Room

Bedroom
12'7" x 6'5"

Bathroom
8'10" x 6'11"

Bedroom
13'10" x 12'5"

Shower Room

Bedroom
13'10" x 9'4"

Garden
34'6"



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