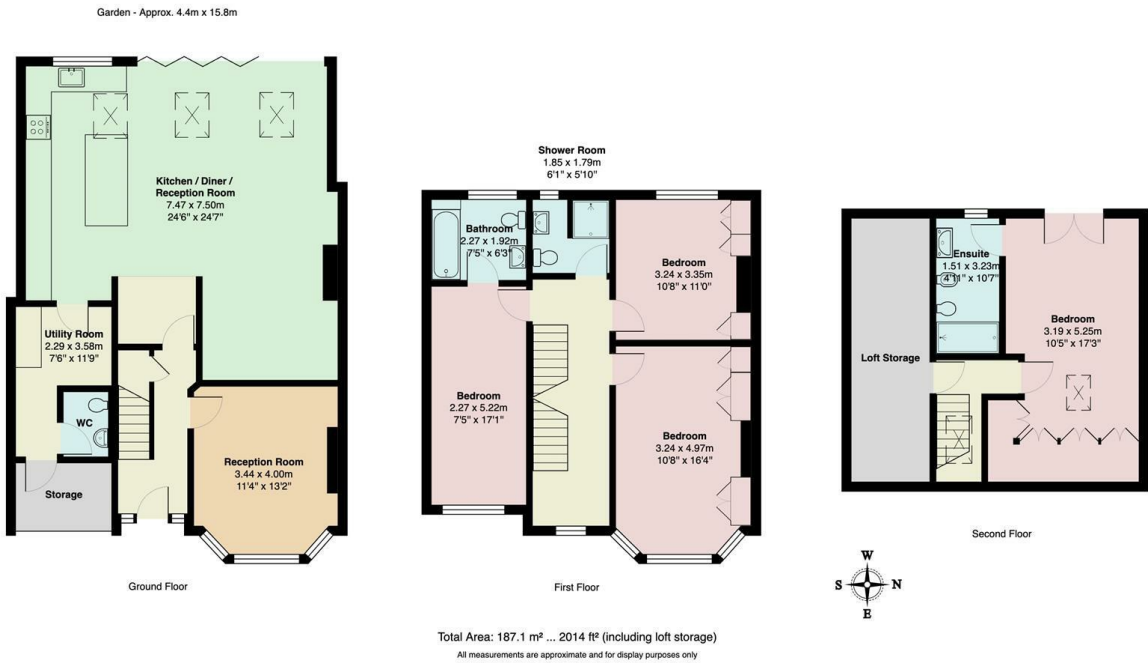




ABBOTSFORD GARDENS, WOODFORD GREEN
Offers In Excess Of £1,100,000 Freehold
4 Bed House

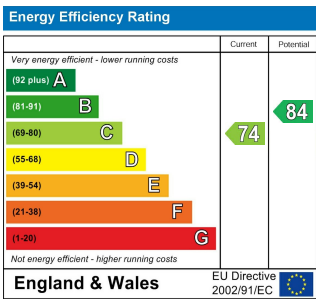


Features:

- Double Fronted 1930's Family Home
- Four Double Bedrooms & Three Bathrooms (+WC)
- Beautifully Presented
- South West Facing Garden
- Two Reception Rooms Including Open Plan Kitchen-Diner
- Catchment for Fantastic Selection of Schools
- Driveway for Multiple Cars
- Utility Room & Multiple Storage Options

An elegant and stylish four bedroom, double fronted family home, arranged across three storeys. This remarkable find blends original charm with modern design, creating bright and expertly finished living spaces full of character and a stunning landscape garden, perfect for enjoying morning coffee or evening entertaining.

You're conveniently situated between Woodford and South Woodford stations for the Central line. Just eighteen minutes direct to Liverpool Street from South Woodford.



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IF YOU LIVED HERE...

On entering through the front door, the ground floor takes you through a panelled hallway with original parquet floor into a reception room bathed in light from a bay window with white wooden shutters, light walls painted in Farrow and Ball Pigeon and covered with Skimming Stone panelling and a vintage wallpapered statement wall. Warm oak colour herringbone floor, retro style radiators and a fireplace with a stove heater set within an open brick hearth create a cozy atmosphere in this front room, as well as a wooden fire surround and chunky shelves. On the other side of the hall, the garage has been converted into a retro WC, storage areas and a utility room with black and white tiles to maximise the use of this space.

As you continue down the hall, you come to a big and airy open plan kitchen and dining area, perfect for entertaining. Your skylit Wren kitchen features a chic dark grey and white design with brass accents, open rustic shelves and a brick tile splashback. Home chefs will love the double ovens, the larder and ample storage, and a large kitchen island/breakfast bar with wine fridge. The lounge area on the right has a vintage fireplace, built in cabinets and shelving and palm tree wall mural, while the dining area, set against an exposed brick wall, has a more rustic feel. Patio doors connect the space seamlessly to the garden, inviting the outside in and alfresco dining is a summer staple with all the doors open.

Your first floor features three double bedrooms and two bathrooms. The largest bedroom, matching the downstairs neutral colour scheme, has crisp white built in wardrobes, a large bay window, and a charming window seat. The other two bedrooms are painted in sage green. Your first bathroom features white and champagne walls,

with a bath and overhead shower lined in white metro tiles with patterned tiles above vanity units. Next door is a shower room with similar features. The hall has a wool flatweave herringbone pattern carpet and panelling to match the living space downstairs. Upstairs, the bright loft extension has a clean white and ivory palette, pendant lighting, bespoke cupboards in the eaves for storage, and a chic black and white ensuite with a separate shower and bidet.

You'll be living on a quiet, leafy street in Woodford, a charming, community centred neighbourhood close to lush greenery, much loved pubs, and vibrant eateries. There's a real village feel here with the village green at the top of the road yet you're just a short hop from central London. Your new local, the Cricketers, is just five minutes from your front door, and charming cafe, Dada, is ten minutes down the road. Central Woodford, just under twenty minutes away, is home to other beloved spots such as Bread and Marmalade Cafe, Rosso, and Molos Coffee. You're also just under fifteen minutes from our vast, ancient woodland, Epping Forest.

WHAT ELSE?

- Your garden is a dreamy oasis, featuring a large, elevated wooden patio, pergola and lawn with a paved area at the bottom with all round cover from mature trees and shrubs that flower through the year, perfect for enjoying morning coffee. A hot tub with wood surround is a great addition too.
- Parents will be happy to learn that within a one mile radius of your home, there are three schools rated 'Outstanding' by Ofsted.
- Your home also includes a driveway providing ample parking and storage space in the front of the garage. Drivers can be on the North Circular in around ten minutes.



A WORD FROM THE OWNER...

"We have loved living in Abbotsford Gardens, our home is perfectly situated for easy access to Central London and Epping Forest and we have been able to benefit from "outstanding" primary and secondary schools including one of the top girls' grammar schools in London. We love walking with our dog on the village green or in a gated dog park on the estate that has a lovely community of dog walkers. We enjoy the local vintage shops, restaurants and boutique cafes as well as the big choice of supermarkets and speciality deli shops that are easy to get to on foot."

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Reception Room

11'3" x 13'1"

Kitchen/Diner/Reception Room

24'6" x 24'7"

Utility Room

7'6" x 11'8"

Bedroom

7'5" x 17'1"

Bathroom

7'5" x 6'3"

Shower Room

6'0" x 5'10"

Bedroom

10'7" x 10'11"

Bedroom

10'7" x 16'3"

Bedroom

10'5" x 17'2"

Ensuite

4'11" x 10'7"

Garden

approx. 14'5" x 51'10"



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