



Total Area (Excluding Eaves Storage): 123.0 m² ... 1324 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.

Reception
11'9" x 14'2"

WC

Kitchen / Diner
18'1" x 22'6"

Bedroom
5'10" x 6'9"

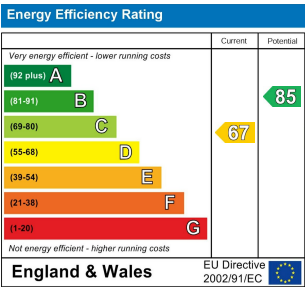
Bedroom
11'9" x 14'2"

Bedroom
11'10" x 12'1"

Bathroom
8'7" x 9'1"

Loft Room
18'0" x 10'4"

Garden
approx. 31'11" x 17'8"



GAYNES HILL ROAD, WOODFORD GREEN
Offers In Excess Of £625,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Extended Open Plan Kitchen/ Diner
- South Facing Garden
- Close to Highly Rated Schools
- 5min Walk to Shops & Amenities
- Double Bay Window
- Period Features
- Recently Refurbished

An impeccably realised three bedroom Edwardian mid-terrace with a low-maintenance, south-facing rear garden. You're nestled between Claybury Park and Roding Valley Park here, ideally placed for Woodford Green's natural spaces.

Transport's a breeze, too. The 275 and W14 bus routes run from the end of your street - the 275 will ferry you straight to Woodford tube station for the Central line and the W14 will shuttle you to South Woodford for further tube connections (you also have a wealth of things to see and do at both places). For motorists the M11 and North Circular are moments away.

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

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 3691818



IF YOU LIVED HERE...

You'll step through your porch before taking a left into your sumptuous 170 square foot lounge. In here a paned bay window looks out over your leafy street, a vintage fireplace nestles in the fireplace and vintage moulding flows overhead along with original picture rail, cornicing and ceiling rose. Back out through the hallway you'll find an immaculate downstairs WC, with a heated towel rail keeping things cosy through winter.

Your next port of call will be your huge 400 square feet kitchen/diner. In here a breakfast bar island zones the dining and culinary spaces, the latter decked out in a sleek white suite of underlit cabinets, fully integrated appliances and striking, easy-wipe glass backsplashes. You've beautiful garden views to the rear, where a skylight casts natural light across the space and there's plenty more room to kick back and relax.

Step out here for your private, south-facing rear garden for a pristine patio leading down to low-maintenance Trulawn surrounded by raised beds bursting with expertly curated flowers and shrubs. Back inside and head up to the first floor for two impeccable doubles of over 135 square feet, as well as a versatile

thirty square foot room. Your bathroom's sublimely chic, with patina effect tiling, a rainfall shower cubicle, freestanding tub, and herringbone tilework over the curved timber cabinet. Lastly, pad up the skylit stairwell for your 190 square foot loft bedroom – a plush, skylit space with a vaulted ceiling.

WHAT ELSE?

- Eight primary/secondary schools rated 'Good' or better by Ofsted sit in a one mile radius of your new home. Two of these have 'Outstanding' status, including Ray Lodge Primary half a mile away.
- Whenever little ones need to work off some excess energy, Ray Park playground's a fourteen minute stroll or four minute cycle away.
- All the amenities of Chigwell Road are just around the corner, perfect for all your day to day needs. Meeting up with friends? Head to the Crown & Crooked Billet for hearty fare and a warm welcome.



A WORD FROM THE OWNER...

"We have lived here for 27 very happy years, raised our family and made lifelong friendships with our neighbours. Our children attended both the local Roding Primary and West Hatch secondary schools, still both great schools. We are lucky to have Claybury and Ray Park on our doorstep, both lovely places for walks and easy access into town from Woodford station, just a 15 minute walk away. Woodford Bridge has great community spirit, really handy local shops (Co-op, Costa etc.) and also benefits from the sporting facilities at Ashton Playing Fields."

REQUEST A VIEWING
0203 3691818

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM