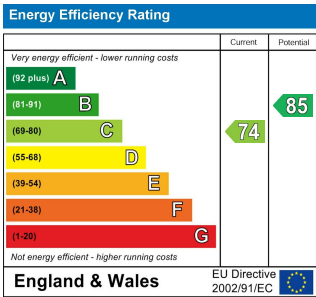




Total Area (Excluding Eaves Storage): 132.6 m² ... 1427 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



ST. ANTHONYS AVENUE, WOODFORD GREEN

Offers In Excess Of £800,000 Freehold

4 Bed House



Features:

- Four Bedroom End Terrace
- Loft & Kitchen Extensions
- Landscaped Garden With Large Patio
- Driveway For Two Cars
- Two Bathrooms & Ground Floor WC
- Quiet Residential Location
- Short Walk To Woodford Underground
- Close To Roding Valley Park

A luxuriously appointed, four bedroom end terrace family home, laid out over three floors plus a substantial and secluded rear garden. You're in the heart of Woodford here, surrounded by open green spaces, with Woodford tube just half a mile away.

Woodford tube is around a ten minute stroll away for the Central line, and direct twenty minute runs to Liverpool Street, putting the City just a half hour away door-to-door.

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IF YOU LIVED HERE...

You'll be luxuriating in over 1400 square feet of expertly extended, lovingly appointed living space, bursting with too many highlights to count. Your front reception's an elegant introduction; 150 square foot and full of natural light with pristine white walls and blonde hardwood floors. To the rear your complementary dining room is a similarly sleek, seamless example of splendid design, with pendulum lighting and integrated storage.

It's all laid open to the real show stopper, your beautifully bright, artfully zoned kitchen/diner. Over 300 square feet in all, lit by twin skylights and an entire rear wall of bi-folding patio doors. The dining and kitchen are segmented by a glossy, quartz-topped breakfast bar that's also home to an integrated wine fridge. More glossy worktops sit above pale, white cabinetry in the kitchen, with a metro tiled backdrop.

Throw back those bi-folding patio doors to bring the outside in and open the whole space to your vast rear garden. The landscaping out here is every bit as precise and inspired as your interior decor, starting with an extensive split level patio finished in large format smoky grey tiling and divided by raised planters. The patio descends to an immaculate length of lawn, flanked by matching pathways and thriving beds, and all ending in a second patio, below a pergola

currently sheltering a hot tub and overseen by mature screening greenery. Gorgeous.

Back inside and your ground floor is completed by a handy spare WC, while upstairs your family bathroom's a simple, elegant affair in smoky sandstone. Your first two bedrooms are both sizeable doubles, with vintage timber underfoot, classic shutters on the windows and integrated storage. A generous single sleeper, ideal for a child or home office, completes the storey, while upstairs your sizeable loft suite features a double bedroom, dual aspect and skylit, plus a sleek shower room finished in space grey.

WHAT ELSE?

- Parents will be pleased to find ten primary/secondary schools all less than a mile away on foot, and all rated 'Outstanding' or 'Good' by Ofsted. The 'Outstanding' Woodbridge High School is just five minutes' walk, while the well-regarded Bancrofts and Bancrofts Prep independents are around thirty minutes on foot.
- That substantial driveway offers space for two cars, and drivers can be on the arterial North Circular in less than five minutes.
- The open green spaces of Elmhurst Gardens and Broadmead Playing Fields are both close at hand, and you can be strolling through Roding Valley Park less than fifteen minutes after stepping out your front door.



A WORD FROM THE OWNER...

"We fell in love when we first viewed this house, it was the first one we saw when we were looking for a property back in 2008, while we continued to look at others, we came back to this house and made a firm offer. We have thoroughly enjoyed our 14 years here and the local neighbourhood which has so much to offer. The area has excellent Ofsted rated schools and is close to plenty of shops, bars, restaurants, parks, forests and a local cinema. There is also excellent choice of local supermarkets with Waitrose, Marks and Spencer's, Sainsburys and Tesco's. It's a very quiet and safe neighbourhood, with lovely friendly neighbours, who we will sorely miss. The house is in prime location for the local Zone 4 Underground Station, which is only an eight-minute walk away (just far enough that you do not hear the trains). There are also good bus routes, and you can be on the M11, M25 or A406 within no time, plus it is relatively easy to find street parking for visitors and having room for two cars on the driveway is always a perk in London. There's an electric charge point on the drive, so no reason not to purchase that electric or hybrid car. The big open-plan kitchen/diner, with the bifold doors opening up to entertaining space in the garden, has been a great spot for having friends & family over and the hot tub has been perfect for relaxing evenings. There's also a small vegetable garden at the rear end of garden. The layout and rooms are good and spacious. Having the loft bedroom and ensuite is a great private space when having visitors in two main bedrooms downstairs. With the new working from home life, we've enjoyed using the small bedroom as our office, which we easily convert back into a bedroom with a zed bed when we need to. We hope whoever becomes the new owners of St Anthons Avenue will love it as much as we have, we have been the third owners of this house and have had many enjoyable years here, but now it's time to move to Spain. "

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Reception
12'5" x 12'7"

Dining Room
12'5" x 12'11"

Kitchen
17'4" x 15'8"

Bedroom 1
10'11" x 13'1"

Bedroom 2
7'2" x 7'11"

Bedroom 3
10'3" x 13'0"

Bathroom
7'10" x 9'1"

Bedroom 4
10'5" x 18'6"

En-Suite
5'2" x 7'0"

Garden
21'9" x 91'6"



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