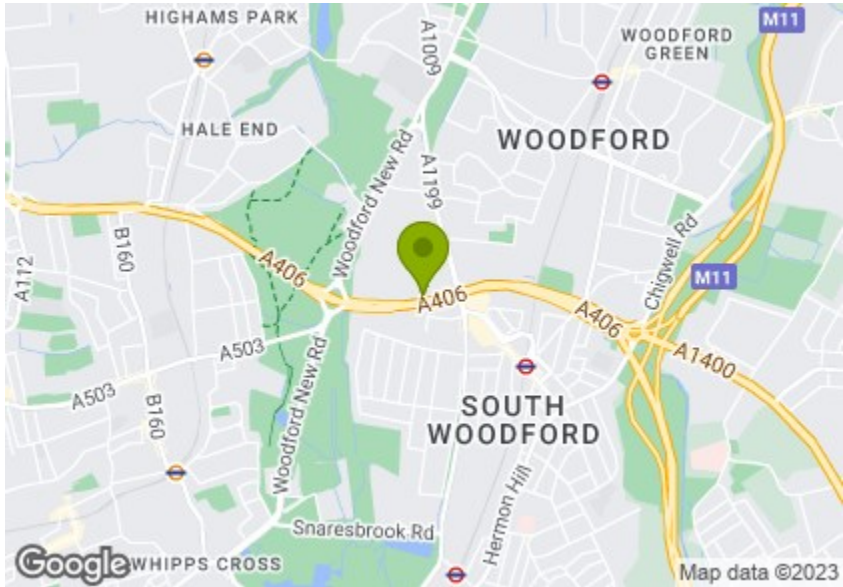


BUCKINGHAM ROAD, SOUTH WOODFORD
Offers In Excess Of £650,000 Freehold
3 Bed House - Semi-Detached



Features:

- Three Bedroom House
- Semi Detached
- New Kitchen
- Driveway For Two Cars
- Two Reception Rooms
- Catchment For Churchfields Primary
- Close to Forest & Amenities
- Landscaped West Facing Garden

An elegantly realised three bedroom semi-detached home with twin receptions, an exquisite west-facing private garden with patio and sun deck, plus a substantial driveway. All this and you're just a five minute stroll from South Woodford.

South Woodford tube station's a ten minute stroll away for a smooth commute to Stratford, Liverpool Street and Tottenham Court Road. There's also a choice of five well-connected bus routes around the corner, including the indispensable N55 night bus.

REQUEST A VIEWING
0203 3691818

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IF YOU LIVED HERE...

You'll be stepping into your porch through light sage green doors and into your bright hallway, drenched in butterscotch hues. Your first port of call will be your 165 square foot lounge with tempting leafy views through the bay window, a fireplace sitting in the burnt orange statement wall and the plushiest of carpets. Elsewhere there's a handy WC in cream with on-trend terracotta tiles underfoot. Continue to the rear of the ground floor for your 150 square foot second reception. With another fireplace, sage green flourishes and views out to the garden it's another tempting prospect.

Before stepping out here, head under the pointed arch to check out your dual aspect kitchen's smart white suite of cabinets, integrated appliances and more green views aplenty. Now you can slide the patio doors open to step out onto your beautiful rear garden where low maintenance composite decking gives way to a generous brick storage space, immaculate lawn, thriving beds (including your very own rose garden) and a raised seating area and sun deck. Impressive. Back inside and upstairs you'll find two substantial double bedrooms and a versatile single. Lastly, your dual aspect bathroom comes with a tub, dedicated shower cubicle and segmented WC.

Step outside and the ancient woodlands of Epping Forest lie five minutes away at

the end of Grove Road anytime you want to escape the city in the footsteps of Tudor kings. It's a perfect spot for immersing in nature - from here you can walk north or south as far as your legs will carry you. South Woodford's George Lane is just as close. Whether you're catching up with blockbusters at the Odeon cinema or picking up supplies, all your day-to-day needs are catered for here.

WHAT ELSE

- Parents will be happy to discover there are twelve 'Good' or better primary and secondary schools all lying within a mile. Both 'Outstanding' Churchfield schools sit less than half a mile from your new front door.
- You have a driveway with space for two cars. Ideal for joining the North Circular in four minutes or the M11 in six. And Stansted Airport's less than half an hour away door to door, making weekend breaks or summer holidays just that little bit easier.
- Meeting up with friends? The E Eighteen restaurant is a mere four minute stroll away and serves up incredible Saturday brunches. Peanut butter pancakes, eggs florentine or crispy bacon potato scones all await sampling here, for a delicious way to kick off the weekend.



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 restaurant Sakura, and the award-winning Indian Grand Trunk Road. 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 SENIOR ADVISOR

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Reception
12'1" x 13'7"

WC

Kitchen
8'1" x 10'4"

Reception
11'5" x 12'7"

Bedroom
12'1" x 13'7"

Bedroom
7'5" x 7'5"

Bedroom
11'5" x 12'9"

Bathroom
8'2" x 10'4"

Storage
9'3" x 5'4"

Storage
4'10" x 5'4"

Garden
approx. 48'0" x 26'0"



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