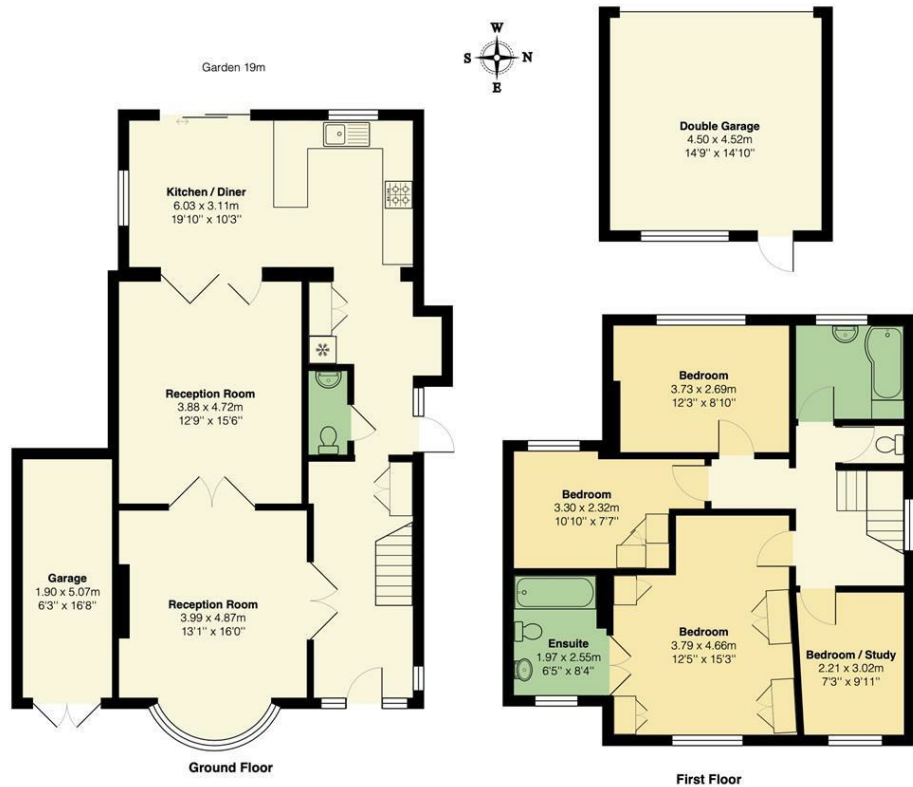
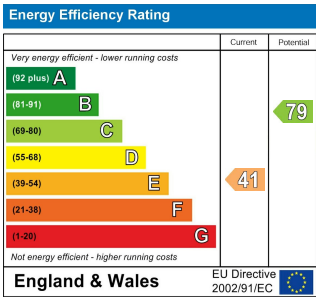




Total Area: 153.3 m² ... 1651 ft² (excluding garage and double garage)
All measurements are approximate and for display purposes only



ST. BARNABAS ROAD, WOODFORD GREEN
Offers In Excess Of £875,000 Freehold
4 Bed House - Detached



Features:

- Detached House
- Four Bedrooms
- Double Garage
- Potential to extend STP
- West Facing Garden
- Close to Woodford Station

An impressively vast and substantial four bedroom, fully detached family home in Woodford's verdant sweet spot on the leafy green side of the North Circular. You have convenient and speedy City connections plus a thriving local community with an abundance of tranquil natural spaces within easy reach.

Ripe with scope for development, you also have an unusually generous, west-facing rear garden, secluded and rich with foliage.

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IF YOU LIVED HERE...

You'll be stretching out in over 1600 square feet of living space behind that classic frontage, all finished to a bright and characterful standard. The double width hallway lets in plenty of light, with blonde hardwood running underfoot and throughout. Your ground floor features twin sets of internal doors so you can open up the entire forty one foot deep space for clear sightlines from front to back.

This flexible space is ideal for zoning or just opening up to the largest of gatherings, as well as ideal for assigning nooks for everything from home working to study space or breakfast area. The kitchen features traditional cream cabinets and complementary worktops, there's no end of room for dining and sliding patio doors open everything up to the garden.

Out here you have a pair of secluded side returns, joining into a full width patio, perfect for morning coffee overlooking your substantial lawn. Surrounded by a thriving riot of screening greenery and backing onto nothing but sky, here's also where you'll find your substantial 220 square foot garage space. Drivers are already well-catered for with a large driveway and front garage, so here you have a fine opportunity for further development, making this a home that will serve your needs for may years to come.

Back inside, your ground floor is completed by a handy spare WC, a lifesaver on busy mornings. Upstairs your master bedroom is especially impressive. Almost 200 square feet, softly carpeted and featuring plenty of floor to ceiling integrated storage plus an

en suite bathroom. The family bathroom is off the hallway, complete with a teardrop shaped tub and another handily separated WC. Finally, bedrooms two and three are solid doubles, and bedroom four's a generous single ideal for a home office.

Outside and Woodford station is less than a half mile on foot. From here the speedy Central line will get you straight to Liverpool Street in twenty minutes, putting the City less than a half hour away door to door. Heading to the West End? Tottenham Court Road is just nine minutes further and Stratford is closer still. You can be strolling the broad promenades of Westfield Stratford City around fifteen minutes after stepping out your front door.

WHAT ELSE?

- Parents will be pleased to know that you have sixteen 'Good' or 'Outstanding' primary/secondary schools less than a mile away on foot. The 'Outstanding' Ray Lodge Primary is less than ten minutes' walk.
- As well as letting your imagination run wild in that huge spare garage, you also have the potential to extend into the loft, possibly adding your own whole new storey as some of your neighbours have done (subject to the usual permissions).
- Not only do you have that wealth of private parking but drivers can be on the North Circular in just a couple of minutes and speeding out of London on the M11 shortly after.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land.

The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts.

Rosso on the Broadway and Mezze on the Green are also really popular.

Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish.

There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up.

Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON

E18 SENIOR ADVISOR

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Reception room
13'1" x 15'11"

Reception room
12'8" x 15'5"

WC

Kitchen/Diner
19'9" x 10'2"

Garden
62'4"

Bedroom
12'5" x 15'3"

Ensuite
6'5" x 8'4"

Bedroom/Study
7'3" x 9'10"

Bedroom
10'9" x 7'7"

Bedroom
12'2" x 8'9"

Bathroom

WC

Garage
6'2" x 16'7"

Double garage
14'9" x 14'9"



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