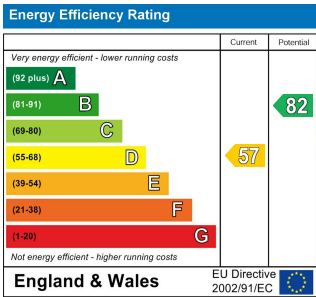
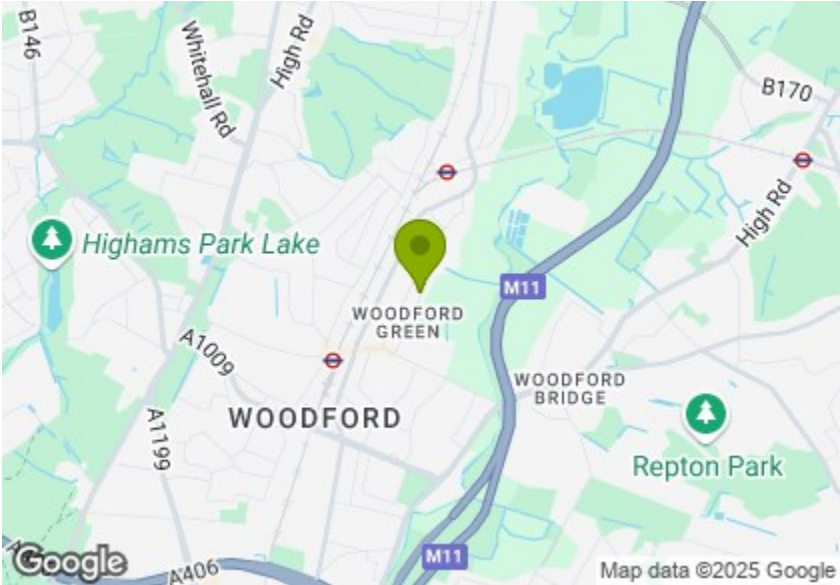




Total Area (Excluding Eaves Storage): 121.8 m² ... 1311 ft²

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.



WEST GROVE, WOODFORD GREEN
Offers In Excess Of £650,000 Freehold
4 Bed House - End Terrace



Features:

- Victorian End Of Terrace House
- Four Double Bedrooms
- Two Bathrooms
- Recently Refurbished
- Period Features Including Original Floors
- 5min Walk To Woodford Station
- 60ft North-West Facing Garden
- Lean-to Conservatory
- Close To Amenities
- Side access

A four bedroom, two bathroom Victorian end of terrace. Recently refurbished with a wealth of lovingly restored original features throughout, conservatory and huge rear garden. Outside, the greenery of Ray Park is just a half mile on foot.

Your garden's a sixty foot long mix of patio and lawn, barely overlooked and sheltered by high timber fencing and screening greenery.

REQUEST A VIEWING
0203 3691818

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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E18 & IG8
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0203 369 1818

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IF YOU LIVED HERE...

You'll be stretching out in more than 1300 square feet of living space behind that powder blue frontage, all artfully arranged and elegantly appointed over all three storeys. Pride of place goes to your 275 square foot through lounge, full of natural light with vintage timber floorboards underfoot, a handsome hearth and smoky grey paintjob. It's all illuminated from the rear by your conservatory, complete with one wall of exposed brick and a handy utility area.

Your kitchen is decked out in sleek white cabinetry with aquamarine metro tile splashbacks, grey worktops and matching floor tiles. Upstairs and your family bathroom is a beauty, over 100 square feet with freestanding tub and walk in rainfall shower cubicle. All four bedrooms are sizeable doubles, including a wonderful skylit sleeper on the second floor, while bathroom two is tiled from floor to ceiling in aquamarine letterbox with an oversized rainfall shower.

Outside and, as noted, the open green spaces, cafes, courts and woodlands of Ray Park are less than a half mile on foot. Great for

morning jogs, evening strolls or family afternoons. Venture a little further for walks along the River Roding. Woodford tube is just five minutes walk, sat in zone three for the central line and direct, twenty minute runs to Liverpool Street, putting the City around a half hour away door to door. The West End is just a little further - you can be at Tottenham Court Road in twenty nine minutes.

WHAT ELSE?

- Parents will be pleased to discover three 'Outstanding' primary/secondary schools nearby, all less than a mile on foot. Just as close are a choice of independents, including the acclaimed Bancrofts Prep, plus a further seven schools rated 'Good'.
- You have a private driveway, and drivers can be speeding along London's thoroughfare, the North Circular, in around ten minutes.
- If you really want to lose yourself in nature, the endlessly exploreable expanse of Epping Forest is a little over ten minutes away by bike.



A WORD FROM THE OWNER...

"We've loved living in this house with our young family. The station is a less than a 10 minute walk away and the lovely Ray Park can be accessed from the end of our street. There is an Ofsted outstanding school within walking distance and lots of really good state and independent schools nearby too."

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Reception

11'11" x 12'9"

Reception

12'4" x 10'8"

Kitchen

8'9" x 12'0"

Conservatory

9'6" x 11'5"

Bedroom

15'2" x 11'1"

Bedroom

9'9" x 10'8"

Bathroom

8'7" x 11'11"

Bedroom

13'5" x 9'11"

Bathroom

8'11" x 5'3"

Bedroom

8'1" x 9'3"

Garden

18'11" x 60'0"



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