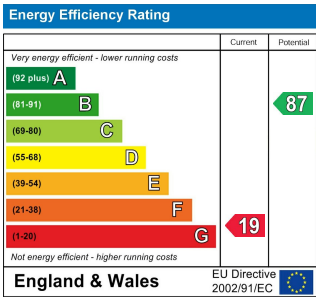




Total Area: 82.2 m² ... 885 ft²

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.



WANSFORD ROAD, WOODFORD GREEN

Offers In Excess Of £500,000 Freehold

3 Bed House - End Terrace



Features:

- Three Bedroom End Terrace
- Project Property
- Garage
- Large Garden
- Extension Potential (STP)
- First Floor Bathroom
- Excellent Transport Links
- Chain Free

Situated on a quiet street, moments from the peaceful River Roding yet within easy reach of central London, this three-bedroom end-terrace home is quite the find, particularly since it comes with a large garden and garage.

Not only does the property benefit from being chain-free, but the generously proportioned rooms are full of potential - with scope for an extension (subject to the usual permissions), making it the perfect blank canvas and place to plot your dreams. That said, the bathroom is already on the first floor, so you're set up well from the very start.

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IF YOU LIVED HERE...

You'll be joining a community of friendly locals united by their love of area, so expect lots of helpful tips and advice, but in the meantime... Nearby, South Woodford is full of great shops, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, not to mention an Art Deco Odeon cinema for that big screen experience. Meanwhile your very own Woodford offers as much action, with quality eateries such as Grand Trunk Road and Lokkum Bar and Grill within easy-reach

As for green space, Roding Valley Park is just 13 minutes away on foot, while Epping Forest is just a bit further in the other direction, with Churchfields Park in between.

Need to escape further afield? You're 17 minutes on foot from South Woodford station, where the Central Line will take you to Stratford in ten minutes or Liverpool Street in under twenty.

Back at home, you'll love your large rear garden and garage, while inside the well proportioned rooms are fanatically bright thanks to the generous windows. You've got an excellent starting point with

the grand double-reception room, spacious hallway, sun-trap conservatory, downstairs WC and upstairs bathroom.

WHAT ELSE?

- Make the Railway Bell your new local - it's a 15 minute stroll away and has friendly staff, a great selection of ales and a lovely beer garden.
- If you're driving, the North Circular's just five minutes away, while Stansted Airport is around half an hour door-to-door.
- Mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Expect to find high-welfare meat, artisan baked good and handcrafted arts



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 Mezza on the Green are also really popular.

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."

BEN CHARLETON
ASSISTANT MANAGER

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Garden
120'0" x 19'6"

Storage

Reception Room
10'6" x 11'6"

Reception Room
10'6" x 11'11"

Kitchen
5'0" x 9'4"

WC

Conservatory
16'4" x 7'11"

Bedroom
10'6" x 11'6"

Bedroom
5'1" x 6'11"

Bathroom
4'11" x 7'4"

Bedroom
10'6" x 12'0"



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