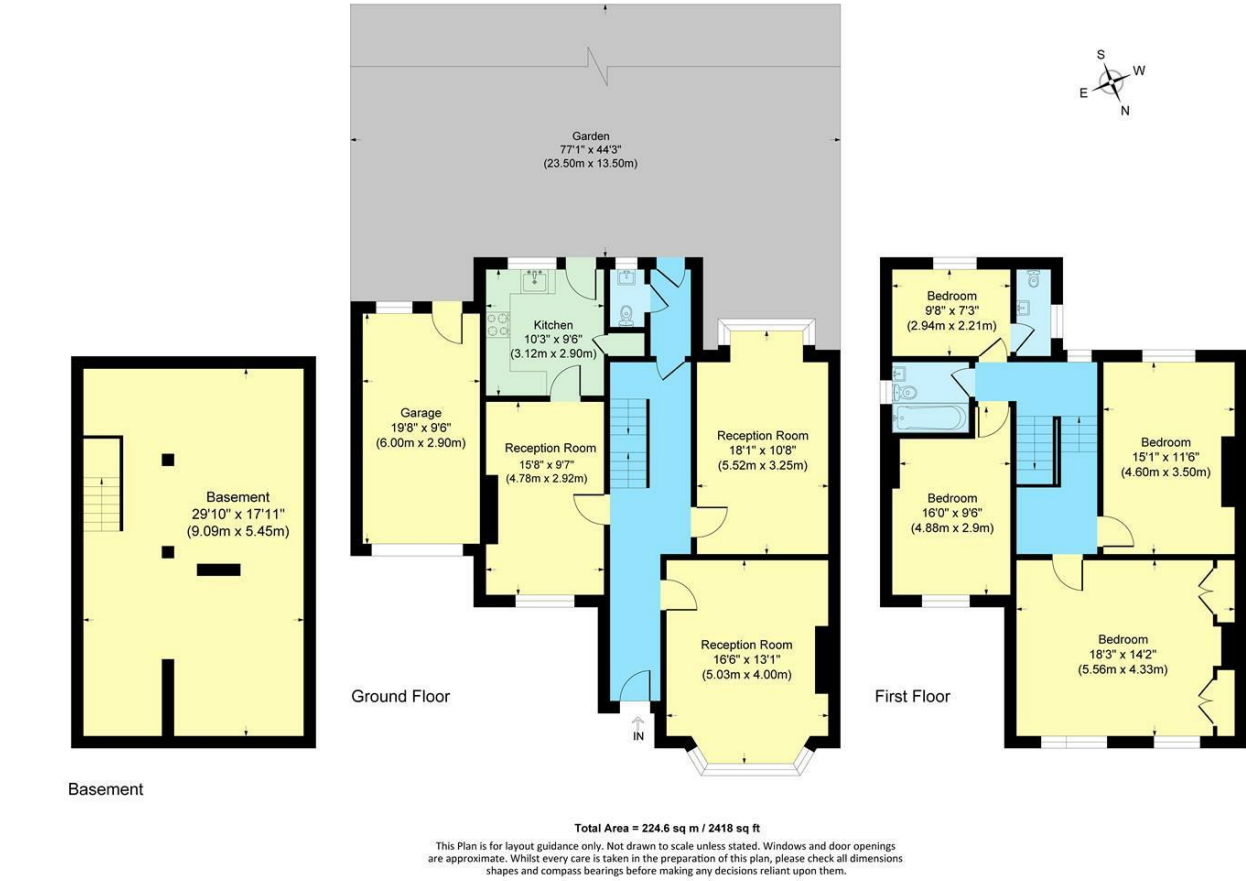




CHELMSFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £1,200,000 Freehold

4 Bed House - Semi-Detached

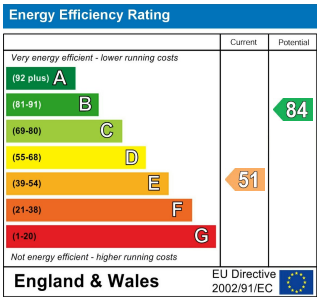
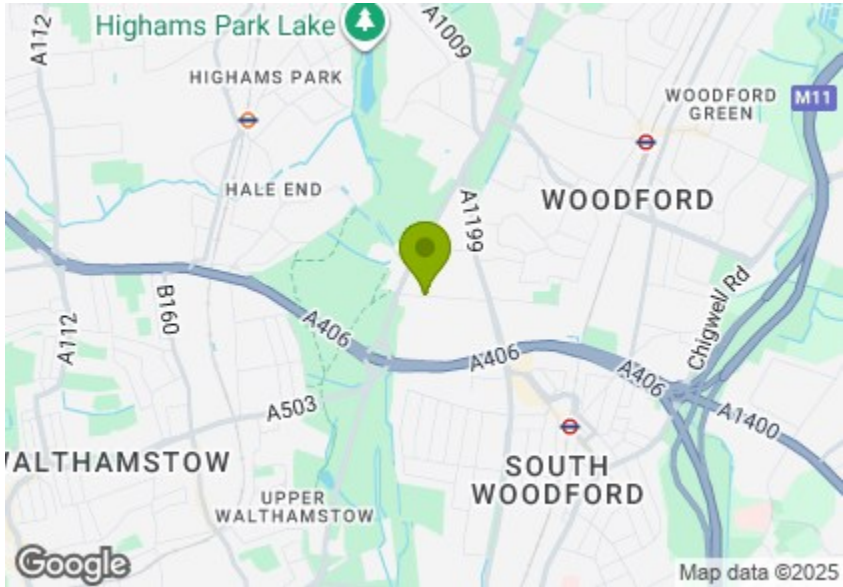


Features:

- Imposing Four Bedroom Semi
- Three Reception Rooms
- Attached Garage
- Driveway
- Vast South Facing Garden
- Many Period Features
- Various Extension Possibilities
- Chain Free
- Council Tax Band F

A truly magnificent four bedroom semi detached home, just moments from Epping Forest. Behind that glorious brick facade you'll find an immense amount of living space brimming with possibilities, as well as a huge south facing garden.

It's hard to overstate the sheer scope and versatility of the space you'll have to work with in this beautiful period building. As well as the four bedrooms there are three receptions, a vast basement adding another 500 square feet, and an attached garage and driveway. And if 2500 square foot isn't enough there's plenty of potential to extend still further, subject to permission.



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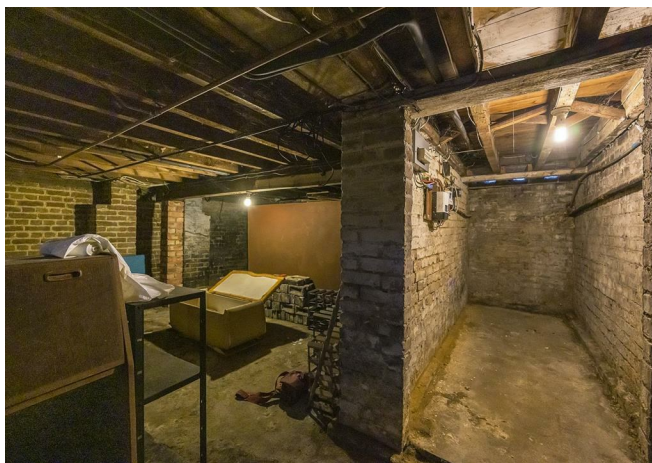
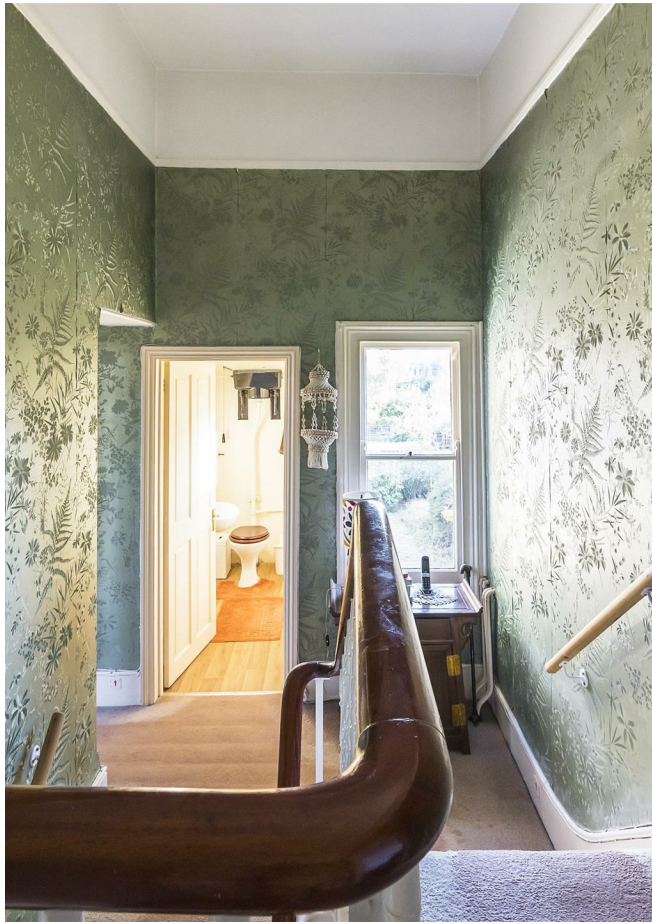
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IF YOU LIVED HERE

Your welcoming entrance hall stretches all the way to the rear garden, with clear sight-lines from front to back. To your right is the first of three receptions, this one with a grand bay window with ornate surround and 220 square foot of naturally bright space. Next along is your second reception of 195 square foot, with its own bay window framing lovely leafy garden views.

Across the imposing hall is reception three, with 155 square foot of space. Giving directly onto your kitchen, this is your ideal dining room for more formal affairs. The kitchen itself, coming at a generous 100 square feet, giving you plenty of room for casual dining also. Step out from here into your incredible garden, with a vast expanse of lawn surrounded by mature bedding.

Back inside, past your downstairs WC, you'll head up to the first floor via a beautiful open staircase. Your first bedroom, features an en suite WC, overlooks the garden and has seventy square foot of space. Your family bathroom is next along the landing, further on is bedroom two, another double of 155 square foot. Your third bedroom also has a garden view and 175 square foot of space. To

the front you'll find your principal bedroom, fittingly generous with a grand 260 square foot of space to chill out in.

The ancient woodlands of Epping Forest lie at the end of your new street, barely a couple of minutes from your door anytime you want to escape the city, Highams Park with its lovely lake, playground and spectacular views is a mile away. South Woodford for the Central Line is around the same distance, a twenty minute walk, followed by a twenty minute tube journey to Liverpool Street for a smooth City commute.

WHAT ELSE?

- Choose from several 'Outstanding' schools near your new home, including Oakhill Primary, Woodford County High School and Churchfield Infants.

- Your new local is The Cricketers, a classic village pub with a superb Sunday menu of succulent roasts.

- Tea and homemade cake await at the delightful Humphry's Cafe in Highams Park.



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.

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."

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Garden
77'1" x 44'3"

Basement
29'9" x 17'10"

Garage
19'8" x 9'6"

Reception Room
15'8" x 9'6"

Kitchen
10'2" x 9'6"

WC

Reception Room
16'6" x 13'1"

Reception Room
18'1" x 10'7"

Bedroom
16'0" x 9'6"

Bedroom
18'2" x 14'2"

Bedroom
15'1" x 11'5"

WC

Bedroom
9'7" x 7'3"

Bathroom

Bedroom
16'0" x 9'6"



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