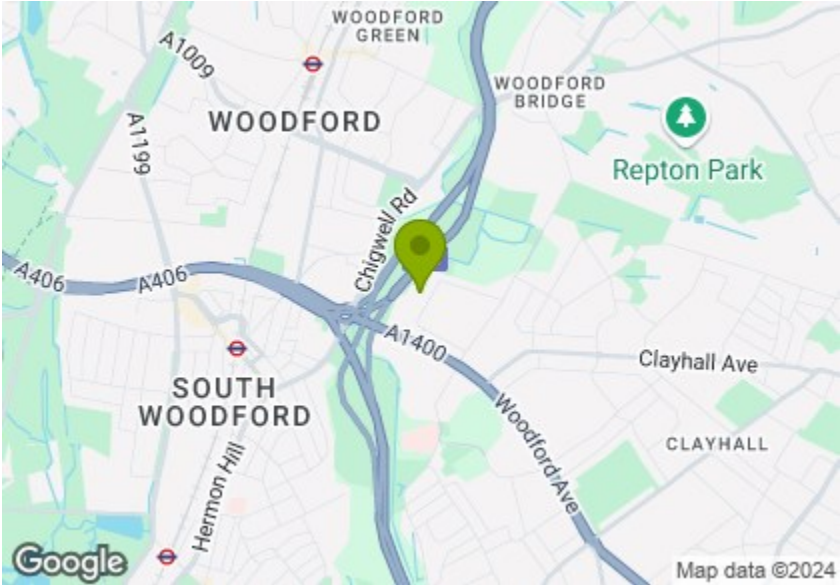


LECHMERE AVENUE, WOODFORD GREEN

Offers In Excess Of £375,000 Leasehold
2 Bed Maisonette



Features:

- Two / Three Bedroom Maisonette
- Ground Floor With Direct Access To 73' Private Garden
- Private Driveway For Two Cars
- Moments From Roding Valley Park
- Peaceful No Through Road Setting
- Modern Kitchen With Many Cupboards
- No Service Charges
- No Ground Rent

A sturdy and spacious two or three bedroom purpose built maisonette with private driveway and lengthy rear garden. You have almost 800 square feet of living space behind that handsome brick frontage, all just moments from Roding Valley Park.

You're sat on a peaceful no through road here, with natural greenery and woodland starting just a few doors down.

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
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

You'll step into your hallway and find your generous reception directly on the left. Dual aspect and full of natural light thanks to that large bay window, finished in tranquil tones of pastel green and with a striking vintage mantel taking centre stage. It all makes for a superb hosting space but could easily serve as a third bedroom, excelling in either role. Head further in for your two more bedrooms, both decent doubles.

Your bathroom's across the hall, a boutique affair smartly finished in shades of grey, with letterbox tiling and a shower over the tub. Move to the rear, and your handy second reception features classic blonde hardwood underfoot and plenty of natural light courtesy of the patio doors leading out to your garden. Finally, your kitchen features a substantial suite of sleek cream cabinets topped with timber-effect worktops, and slate coloured vinyl underfoot.

Outside and you can be exploring Roding Valley Park just moments after stepping out your front door, perfect for morning jogs, evening strolls or exercising furry friends. South Woodford tube

station is around a fifteen minute walk for fast, direct connections to the City and West End via the central line. Here's also where you'll find a fine collection of cafes and restaurants, clustered around the station and George Lane.

WHAT ELSE?

- Your garden's a lovely outdoor solace. Over seventy foot long, a large pristine patio gives way to an impressive length of lawn, flanked by timber fencing.
- With zero ground rent and service charges, this really is a unique find.
- As noted, you have private parking for two cars, and drivers can be on the arterial North Circular in around five minutes.



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.

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

E18 ASSISTANT MANAGER

REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



Garden
73'9" x 16'4"

Reception Room
15'4" x 11'11"

Bedroom
11'11" x 7'4"

Bedroom
11'11" x 9'10"



Kitchen
11'11" x 6'10"

Reception
11'5" x 12'9"

Bathroom
4'11" x 8'0"



REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM