



Reception Room
18'8" x 12'5"

Kitchen
12'5" x 8'2"

Conservatory
10'2" x 9'7"

WC

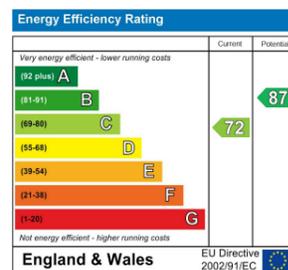
Bedroom
12'4" x 10'4"

Bathroom
8'5" x 4'7"

Bedroom
12'4" x 8'3"

Garden
42'7"

Garage
16'1" x 8'2"



SCOTER CLOSE, WOODFORD GREEN Offers In Excess Of £425,000 Freehold 2 Bed House



Features:

- Two Bedroom Terraced House
- Chain Free Sale
- First Floor Bathroom & Ground Floor WC
- Potential For Loft Conversion
- Garage En Bloc
- Conservatory
- Close To Woodbridge School
- 0.4 Miles To Woodford Station

A bright and well-proportioned two bedroom terraced house, thoughtfully arranged over two floors and offered chain free. With a conservatory, first floor bathroom, ground floor WC and garage, this is a home with both comfort and scope. There is also potential for a loft conversion, all just 0.4 miles from Woodford Station and close to the well-regarded Woodbridge School.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'd enter via a small enclosed porch, a practical buffer from the outside world and a useful spot for coats and shoes. From there, you step into the main living room at the front of the house, where a broad window draws in plenty of natural light. It's a comfortable, well-proportioned space that feels easy to arrange, whether you favour cosy evenings in or a more open setting for entertaining friends.

To the rear, the kitchen sits just beyond, with the conservatory extending the footprint and overlooking the garden. This additional room brings a welcome sense of openness, working beautifully as a dining area or second sitting space with garden views throughout the seasons. Upstairs, two balanced bedrooms are arranged around the landing, along with a family bathroom on the first floor. With further potential for a loft conversion, subject to the usual permissions, there's clear opportunity to evolve the home over time, while the garage provides useful storage or secure parking.

WHAT ELSE?

- Woodford Station is just 0.4 miles away, placing you on the Central line for direct routes into the City and West End.
- Woodbridge School is close by, helping to keep the morning routine simple.
- You're within easy reach of Epping Forest, perfect for weekend walks and longer rambles.
- Along George Lane, you'll find independent favourites including Bobo & Wild for brunch, Tipi Coffee Co for your morning flat white, and One Planet Refill Centre for thoughtful, low-waste shopping.



A WORD FROM THE EXPERT...

"If you are new to Woodford Green, a quick walk or drive around the area shows what a fantastic place it is, but here is a bit of insider insight. I first got to know it through its great food, drink and nightlife. There is a mix of cosy pubs, independent cafés, smart cocktail spots and lively restaurants, so there is always somewhere new to try. Food lovers have plenty of choice, from classic fish and chips to Mediterranean dishes, hearty Sunday roasts and authentic Italian favourites. Whether you want a quick bite or a long lunch with friends, the dining scene has something for everyone. What truly sets Woodford Green apart is the green space. Epping Forest is only minutes away and offers one of the most impressive natural landscapes in the region. Closer to home, Ray Lodge Park is popular with families and dog walkers, with woodland, good paths and a welcoming atmosphere".

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

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