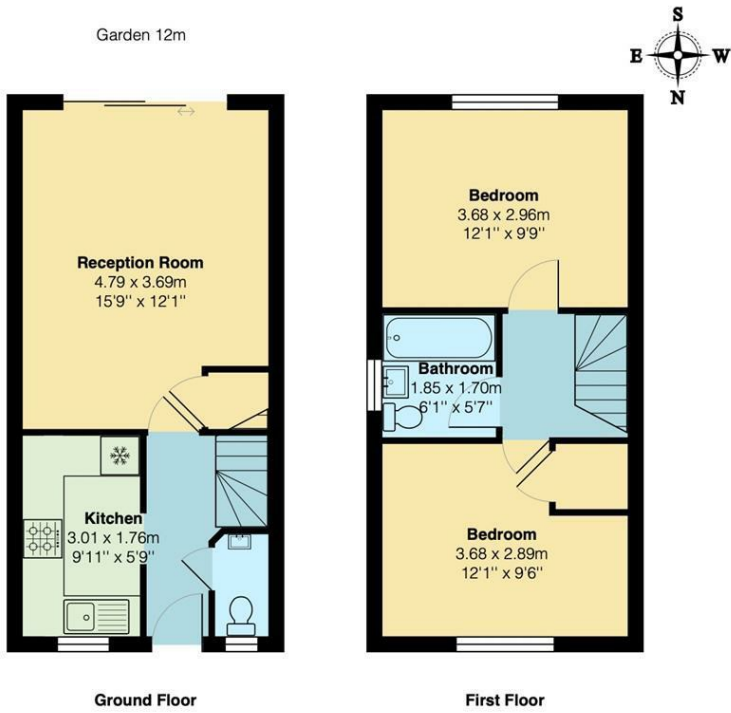
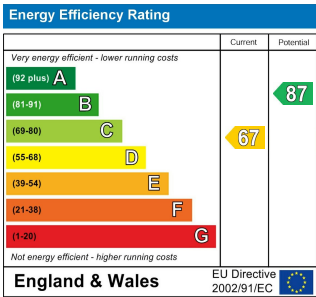
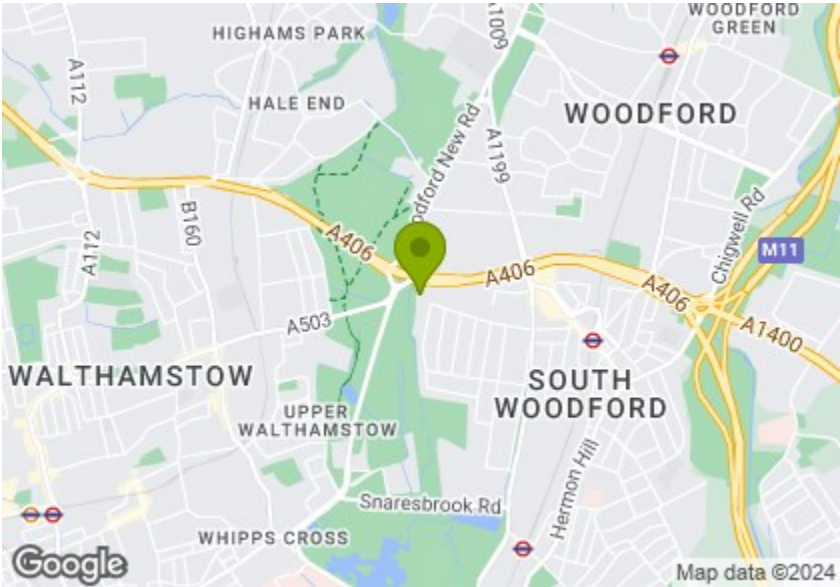




Total Area: 58.2 m² ... 627 ft²
All measurements are approximate and for display purposes only.



GROVE END, SOUTH WOODFORD

Offers In Excess Of £485,000 Freehold
2 Bed House - Mid Terrace



Features:

- Two Bedroom Terrace
- Secluded South Facing Garden
- No Through Road Location
- Refurbished Throughout
- Ground Floor WC
- Double Bedrooms
- First Floor Bathroom
- Moments From Forest

A sparkling and stylish two bedroom family terrace, sat at the end of a quiet no through road right next to the epic, endlessly explorable greenery of Epping Forest and just a short walk from George Lane and South Woodford tube station.

You really are wonderfully tucked away here, on a cul de sac within a cul de sac, with a private rear garden backing onto wild natural 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
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
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IF YOU LIVED HERE...

You'll step inside for an instantly impressive first impression, with classic black and white geometrics underfoot in your hallway, your kitchen on your left and the huge reception stretching ahead with clear sightlines to your garden. Hardwood runs underfoot in your kitchen, teamed with a burgundy letterbox splashback, white cabinets and smoky grey worktops. Across the hall there's a handy and stylish spare WC.

To the rear, your dramatic 200 square foot rear lounge is strikingly finished in mint green with rich dark hardwood underfoot. Naturally bright, French doors to the rear frame a lush garden vista, with your lengthy rear garden flanked by timber fencing and flourishing screening greenery. All barely overlooked, with clear horizons. Upstairs, the property is completed by two bright double bedrooms and a family bathroom, smartly decked out in white and turquoise metro tiling.

Outside and, as noted, it's just a handful of steps to the wild and wonderful greenery of Epping Forest. Perfect for morning jogs, evening strolls or just exercising furry friends. When you really

need to blow away the cobwebs you can wander to your heart's content, heading to the perfect circle of The Doughnut, or even all the way to the blue waters of Hollow Ponds, made famous by Damon Albarn, where you can hire row boats and explore the waterways.

WHAT ELSE?

- Local schools are chiefly excellent, with twenty one primary/secondaries rated 'Outstanding' or 'Good' by Ofsted all less than a mile away on foot.
- South Woodford tube is less than fifteen minutes' walk and will get you directly to Liverpool Street in just eighteen via the Central line, putting the City around half an hour away door to door.
- George Lane, Woodford's social hub, lies between you and the station, home to cafes, restaurants and the Art Deco Odeon cinema.



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. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. 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."

BEN CHARLETON
E18 SENIOR ADVISOR

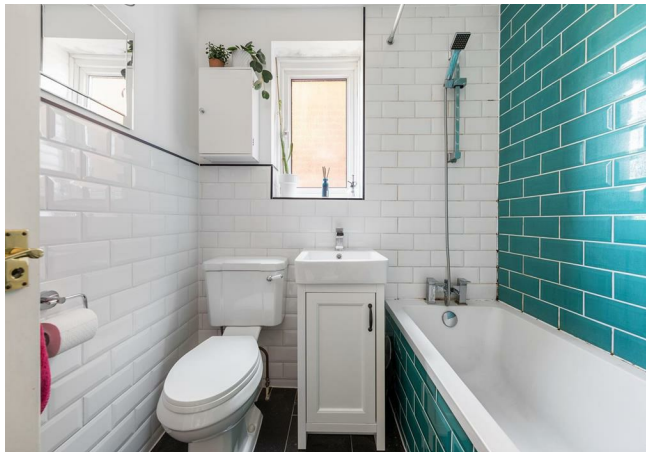
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Kitchen

9'10" x 5'9"

WC

Reception Room

15'8" x 12'1"

Bedroom

12'0" x 9'5"

Bathroom

6'0" x 5'6"

Bedroom

12'0" x 9'8"

Garden

39'4"



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