



Reception Room
11'8" x 23'1"

Kitchen
7'10" x 10'11"

Porch

Garage
11'5" x 18'9"

Garden
65'7"

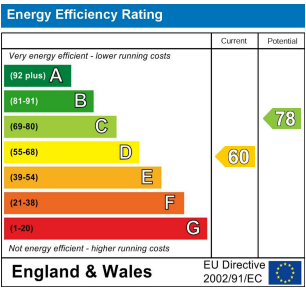
Shower Room
6'7" x 7'1"

Bedroom
11'7" x 10'8"

Bedroom
9'9" x 12'0"

Bedroom
8'5" x 8'7"

Loft
10'11" x 14'9"



ASHBOURNE AVENUE, SOUTH WOODFORD

Offers In Excess Of £700,000 Freehold
3 Bed House - Semi-Detached



Features:

- End of Terrace House
- Three Bedrooms
- Side Access
- Driveway
- Fantastic Potential for Refurbishment
- South Facing Garden with Outbuildings
- Catchment for Highly Regarded Schools
- Through Lounge
- 10min Walk to South Woodford Station

This bright and spacious three-bedroom end-of-terrace home benefits having a south-facing rear garden, driveway, garage, side access, converted loft and two bathrooms, as well as the ripe potential to refurbish and create a dream home.

As for location, not only is it nicely nestled between the sprawling nature of Epping Forest and Roding Valley, but you've also got two fantastic neighbourhoods on your doorstep - Wanstead and South Woodford, each equally charming and packed with brilliant amenities. South Wood station is just ten minutes on foot.

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

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

You'll love the sense of space that this two-storey home provides – the layout is perfectly balanced. If you're planning on putting in some of your own love and design work, you've got a fantastic base with the through-lounge, and the rear kitchen is perfectly placed. Up on the first floor you'll find three good-sized bedrooms and a family bath, while in the converted loft you have another bedroom, this one with an ensuite. At the rear you have your dreamily landscaped garden, with a rich mix of foliage including a majestic palm. Your brick garage provides a charming ambience, as well as more storage opportunities.

Want more green space? Epping Forest and Lloyd Park are both a short stroll away – and both glorious in different ways. Or venture down your quiet, residential street towards the village-esque hub of Wanstead, which has everything from horse riding and farmer's markets to charming pubs and gourmet restaurants on offer. Alternatively, head up to South Woodford, where you have even more amenities, including Marks & Spencer, Waitrose and an

impressive Art Deco Odeon cinema. This is where you'll find your near train station, although Snaresbrook is just slightly further. Both are on the convenient Central line.

WHAT ELSE?

-If you're driving, the North Circular is conveniently located, but not close enough to impact on all that peace and quiet.
-Your new local? How about the converted 19th century coaching inn The Cuckfield, which is a 14 minute stroll away. The Duke Wanstead is another great option, and even nearer your home.
- How about celebrating your move to the area with a trip to Jones & Sons? Anyone who's been been to the original restaurant in Dalston (the filming location of Boiling Point no less) will testify that this is fine dining at its best. A treat you'll deserve after all that unpacking. It's just one mile away.



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, Sainsbury's, 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 takeaway Sakura, and newly opened independent cafe Bobo & Wild. 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 ASSISTANT MANAGER

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