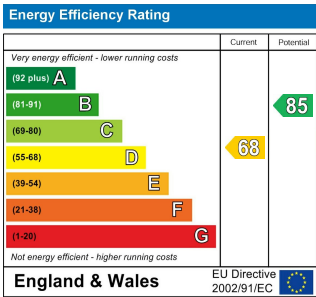




Total Area: 147.8 m² ... 1591 ft² (excluding eaves storage, shed)
All measurements are approximate and for display purposes only.



LILIAN GARDENS, WOODFORD GREEN

Offers In Excess Of £775,000 Freehold
4 Bed House - End Terrace



Features:

- Four Bedroom 1930's End Terrace
- Driveway For Two Cars & EV Charging Point
- Impressive Kitchen Extension With Underfloor Heating
- Side Access & South Facing Garden
- Loft Conversion With Shower Room
- Garden Room With Data Wiring
- Catchment For Woodbridge High School
- Cul-De-Sac Location

This spacious four-bedroom end-of-terrace home sits on a quiet cul-de-sac in a peaceful location within easy reach of Woodford/South Woodford's charming amenities, including great transport links and fantastic eateries.

It's all been beautifully restored, blending those lovely 1930s features with modern convenience. There are two bathrooms, a fully converted loft and a dine-in kitchen, while on the outside the property benefits from a south-facing garden with side access and a studio at the rear, as well as a driveway for two cars with a EV charging point.

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...

Behind that private driveway and charming bay frontage, your front reception room is bursting with light, which showcases the lovely features such as the unique alcove shelving. While the reception might be your retreat, the kitchen-diner will undoubtedly be the heart of your home, with many options for seating within one single space. Due to the generous skylights and sliding patio doors, you can't miss the thoughtful touches, such as the stylish units, central island, timber counters and double cooker, and there are also other more practical highlights you won't take for granted, such as the underfloor heating.

The patio doors open onto the impressively landscaped south-facing rear garden, which has a mix of fauna and a truly enchanted feel. As well as side access, you have a brilliantly designed studio at the rear with data wiring, so it really is an extension of your living space.

Upstairs, you'll find a family-sized bathroom as well as three bedrooms, while in the converted loft, you have your spotless master, which has eaves storage and a fantastic en-suite.

You've got plenty of greenery nearby, including Elmhurst Gardens, Epping Forest and Roding Valley. If you've not heard of it, the latter is a glorious nature reserve full of wildlife with great spots for picnicking and rambling just a few minutes from your front door.

As for amenities, South Woodford has a brilliant selection of stores, including a Waitrose and M&S, and even an Odeon cinema. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

WHAT ELSE?

- South Woodford station is around 15 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.
- Celebratory moving in meal? Head to Jones & Sons. Anyone who's been to the original restaurant in Dalston will testify that this is fine dining at its best. It's less than a mile away,
- Make the Railway Bell your new local. Just 15 minutes away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.



A WORD FROM THE OWNER...

"This house has been responsible for the safety, security, births, tears, fun and laughter of our friends and family for over thirty years.

The house feels like a home and is meant to be used as such - with the advent of our retirement and the relocation of our daughters, the time has come to look to our next adventure and hope the new owners will enjoy it as much as we have."

REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 3691818

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM



Reception

14'11" x 12'2"

Kitchen/Reception

24'6" x 17'2"

Bedroom

14'11" x 11'1"

Bedroom

12'5" x 12'0"

Bedroom

7'9" x 6'7"

Bathroom

7'4" x 5'3"

Bedroom

19'1" x 10'0"

Shower Room

7'3" x 5'11"

Garden Office

12'8" x 11'6"

Shed

12'8" x 6'4"

Garden

39'4"



REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM