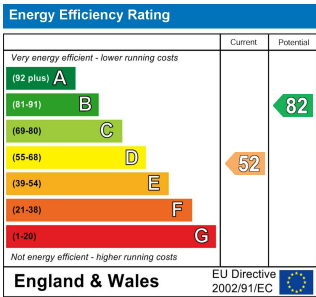




Total Area (Excluding Eaves Storage): 160.9 m² ... 1732 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ASHBOURNE AVENUE, SOUTH WOODFORD
Offers In Excess Of £900,000 Freehold
4 Bed House



Features:

- Semi Detached House
- Four Bedrooms
- Two Bathrooms + En-suite
- Extended Open Plan Kitchen Diner
- Driveway
- Close to 'Outstanding' Nightingale Primary School
- Two High Streets within Walking Distance
- 10min walk to South Woodford Tube station
- Easy Access to Roding Valley Park

This four bedroom semi detached house has been thoughtfully extended to provide an unusually spacious and light family home. With 1,569 square feet inside, plus off-street parking for two cars, a spacious back garden, and just a ten minute walk to the local shops, it has everything you need for an easy life.

E11, E7, E12 & E15
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0203 397 2222

E4 & N17
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0203 369 6444

E17 & E10
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E18 & IG8
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IF YOU LIVED HERE

You'd have a lovely, spacious family home with everything on your doorstep, from shops and stations to great schools and green spaces. There's lots of living space, with three large rooms downstairs, three bedrooms and a bathroom on the first floor, and a spacious main bedroom suite on the top floor.

The ground floor living space comprises a main living room, second living room, kitchen/diner, and WC, all accessed via an unusually wide central hallway. The main living room is over 23 ft long with bifold doors to the open-plan kitchen/diner and views straight through to the garden. The kitchen/diner is a lovely room, with a well-equipped kitchen with L-shaped fitted cabinets, and integrated appliances, an island with a breakfast bar, and still plenty of space for a dining table. Bifold doors open onto the garden, perfect for letting the fresh air in and for entertaining. This whole space is flooded with natural light from windows to the front and rear of the house, internal glazed doors, and large skylights.

There are two double bedrooms, a single bedroom and a family

bathroom on the first floor. All the bedrooms are a good size and approximately square in shape with large modern windows, making them easy to furnish with beds and wardrobes. The top floor main bedroom suite provides a tranquil retreat, with lots of space and storage, a contemporary ensuite shower room, and great garden views. Definitely the perfect place to relax.

WHAT ELSE?

- You'd be living at the heart of the friendly South Woodford neighbourhood, with the George Lane shops just a ten minute walk away, South Woodford station just a couple of minutes more, and plenty of lovely green spaces within easy walking distance.
- George Lane is a thriving community hub, with a wide selection of high street chains such as M&S and Waitrose, as well as local independents. South Woodford centre has amenities including a cinema, library and gym.
- South Woodford is on the Central Line, with fast direct journeys to Stratford (2 minutes), the City (18 minutes) and the West End (27 minutes).
- From nearby Leyton Flats and the Hollow Ponds, to Epping Forest and Roding Valley Park there are lots of places to walk, cycle, and get up close to nature.



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."

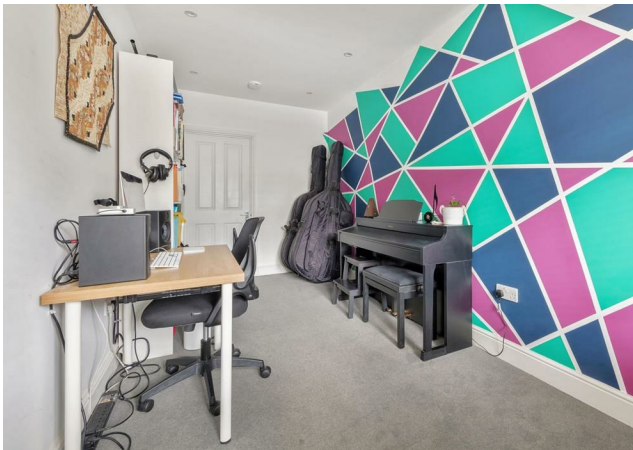
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- Hallway**
- Reception**
11'9" x 23'0"
- Kitchen / Diner**
18'4" x 13'11"
- WC**
- Storage**
8'0" x 21'1"
- Reception**
7'0" x 15'10"
- Bedroom**
7'4" x 7'8"
- Bedroom**
10'11" x 11'10"
- Bedroom**
11'8" x 10'9"
- Bathroom**
6'8" x 7'2"
- Bedroom**
14'0" x 16'3"
- Ensuite**
4'7" x 6'11"
- Eaves Storage**



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