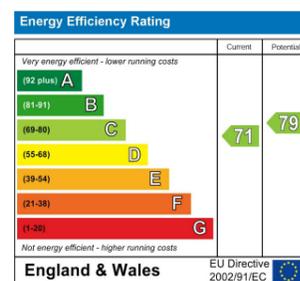
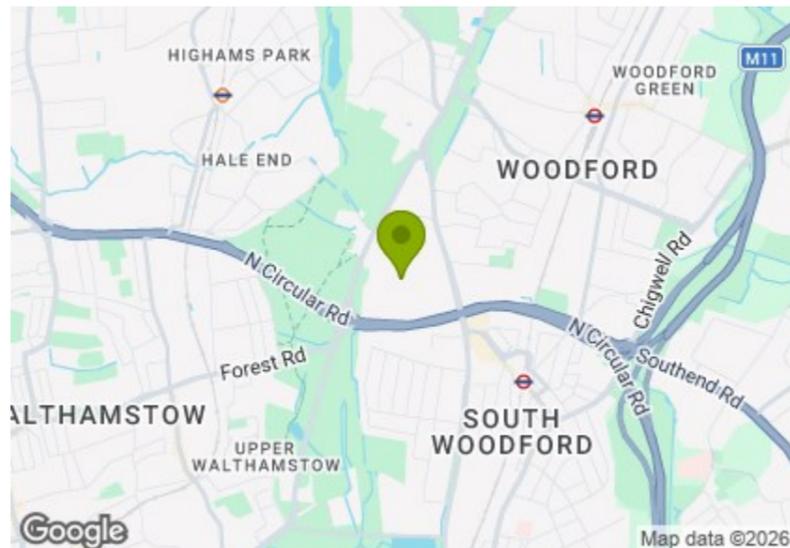


Total Area: 100.4 m² ... 1081 ft²

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.



STANLEY ROAD, SOUTH WOODFORD

Offers In Excess Of £725,000 Freehold

3 Bed House



Features:

- 1930's Semi Detached House
- Three Bedrooms With First Floor Bathroom
- Driveway
- Stunning Kitchen With Rear Extension
- Underfloor Heating & Air Conditioning Throughout
- Well Stocked West Facing Garden
- Ground Floor WC
- Potential For Loft Conversion
- Short Walk To George Lane & Easy Access to Epping Forest
- Catchment For Outstanding Rated Churchfields School

This spacious three-bedroom semi-detached house sits in a fantastic spot near the edge of Epping Forest, within easy reach of South Woodford's charming amenities, including great transport links and plenty of brilliant eateries.

As well as having the exciting potential for a loft conversion, it's all been beautifully restored, blending period features with contemporary updates. Step inside and you'll find a stunning kitchen/diner extension, a ground floor WC and a first floor bathroom amongst the many highlights. Outside, there's a peaceful west-facing garden and off-street parking.

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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0203 369 1818

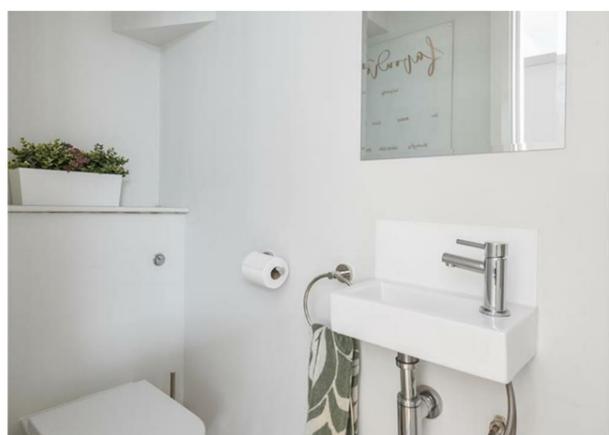
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newhomes@stowbrothers.com
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IF YOU LIVED HERE...

Beyond the convenient driveway, the reception area is flooded with natural light from the generous windows. This warm and inviting room is a cosy retreat, yet the kitchen/diner will undoubtedly become the heart of the home. Having been artfully extended and with underfloor heating, the entire space feels bright and uplifting, with large skylights and wide bi-fold patio doors that draw daylight across the room. The smart decor, sleek counters and pendant lighting are all beautifully showcased, while the double oven and other high spec appliances make cooking a pleasure. The breakfast bar provides a relaxed place to gather and gives the room a natural sense of flow.

During warmer months, your west-facing garden will become a true extension of your living space, with its lovely mix of mature planting and spacious lawn.

Back inside, continue upstairs past the ground floor WC to find a stylish family bathroom with both a tub and a walk-in shower. The three bedrooms on this floor are just as immaculate, each with its own character but united by a calm, cohesive colour palette.

Step outside and you are spoilt for choice. The ancient woodland of Epping Forest is moments away, and a ten minute stroll takes you to Jones and Sons for exceptional dining. As well as having Waitrose and M&S close by, you're just a five-minute stroll from Tesco and the High Road's cafés, including DADA and Le Mahzen Chocolate Café. On the third Sunday of each month, South Woodford's farmers' market brings even more buzz to the neighbourhood.

WHAT ELSE?

- South Woodford station is less than 20 minutes on foot, with Central line trains taking you to Liverpool Street in just 20 minutes. Drivers can be on the North Circular within minutes.
- The Railway Bell is less than a mile away and makes an excellent new local, with a great drinks list, hearty food, friendly staff and regular events.
- Families will love the abundance of fantastic primary and secondary schools nearby, one of the reasons Woodford and South Woodford remain so popular with young households.



A WORD FROM THE OWNER...

"We moved in 2017 and renovated the whole house, and we have loved our time here. Since then we got two dogs and it's been great being so close to the forest, and now we have a child and are glad to be close to lots of nice cafes and child friendly clubs and activities. We have lovely neighbours and lots of friends locally and hope we won't be moving far!"

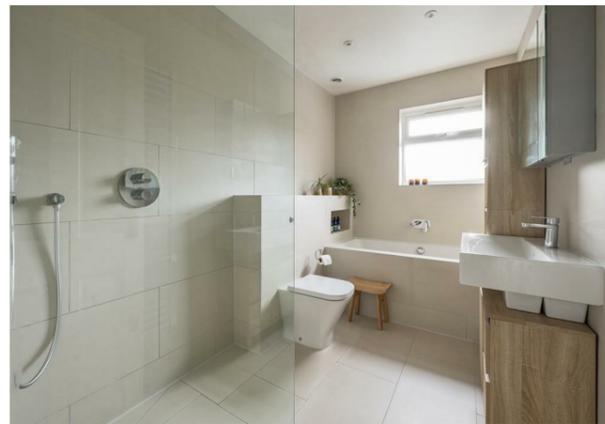
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Garden
48'4" x 18'1"

Bedroom
10'5" x 14'5"

Reception
10'5" x 17'6"

Bedroom
9'10" x 13'10"

Kitchen/Diner
16'8" x 19'11"

Bathroom
6'4" x 10'4"

Bedroom
5'11" x 8'5"



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