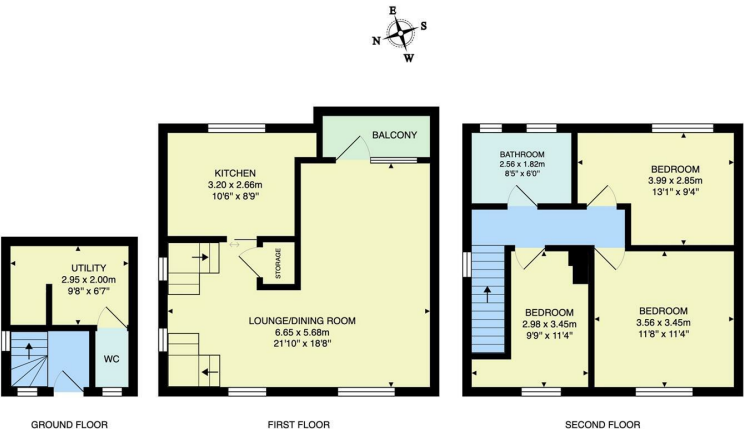




Total Area (Excluding Balcony): 95.0 m² ... 1023 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.

Lounge/Dining Room
21'5" x 18'7"

Kitchen
10'5" x 8'8"

Balcony

Bedroom
9'9" x 11'3"

Bedroom
11'8" x 11'3"

Bedroom
13'1" x 9'4"

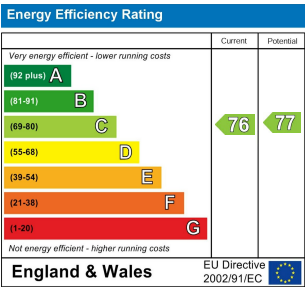
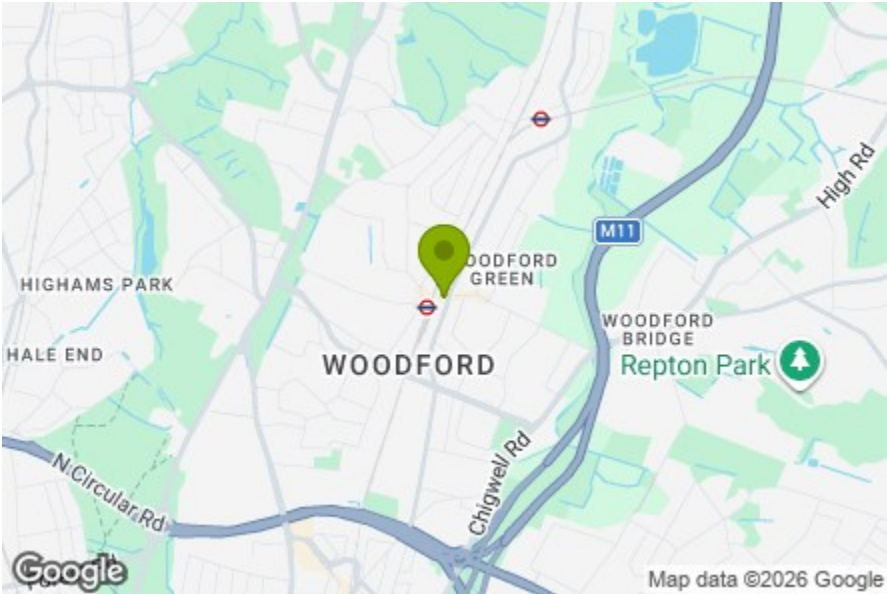
Bathroom
8'4" x 5'11"

Utility
9'8" x 6'6"

WC

Storage

Garden
approx. 21'1" x 23'7"



SNAKES LANE EAST, WOODFORD GREEN

Offers In Excess Of £375,000 Leasehold 3 Bed Apartment



Features:

- Three Bedroom Apartment
- Spread Over Three Floors
- Private Garden & Balcony
- Large Bright Living Area
- High Quality Kitchen
- Utility & Ground Floor WC
- 1023 ft2
- Woodford Station Location

A beautifully bright and satisfyingly smart three bedroom apartment, arranged across three floors in the heart of Woodford. With over 1000 square feet of living space plus a charming covered balcony, everything's as attractive as it is practical.

A humble yet invaluable feature of this property is the utility space, the first room as you enter. Usefully separated, it's perfect for keeping your living space quiet and uncluttered. The perfect spot for all the family's shoes and coats, plus there's a handy sparey WC.

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IF YOU LIVED HERE...

Step in to your bright hallway and find that utility and WC straight ahead. Head up to the first floor and you'll be right into your fantastic lounge diner, around 300 square foot in all, dual aspect and full of natural light. That sheltered balcony is through a glass door, with plenty of room to sit out and bask. Your kitchen's smart and modern with white units, dark chunky counters and engineered parquet style flooring. There's a double oven at just the right height, and a five ring gas hob.

Your bathroom sits at the top of the open staircase on the second floor. This is a stylish space, with integrated storage, concealed cistern WC and two windows. Monochrome tiling lies underfoot, and there's a gooseneck rainfall shower over the tub. Your sleeping arrangements consist of three generous doubles finished in smoky shades of grey and coming in at 110, 120 and 135 square feet respectively, all with hardwearing carpet underfoot.

It's just seven minutes' walk to Woodford Station, from where the

Central Line will take you to Stratford in twelve minutes, Liverpool Street in twenty (for a door to door City commute of under half an hour) and Tottenham Court Road for the West End in twenty nine minutes. The open natural greenery of Ray Park is even closer, barely six minutes on foot. All your amenities are close at hand and if you're driving you'll be pleased to find the North Circular and M11 nearby.

WHAT ELSE?

- Schools rated 'Outstanding' nearby include Ray Lodge Primary, Woodbridge High School and Wells Primary.
- Locals' favourite independent cafe, Bread and Marmalade, is just a half mile on foot and sure to become a much loved part of your morning routine.
- The Centra line or a choice of bus routes will get you straight to Odeon South Woodford, an Art Deco institution.



A WORD FROM THE OWNER...

"You're a short journey away from South Woodford, Westfield Shopping Centre and Epping Forest. The best of both worlds, city living and nature. "

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