

LICHFIELD ROAD, WOODFORD GREEN

Offers In Excess Of £875,000 Freehold

5 Bed House



Features:

- Five Bedroom House
- Approx 1715 Square Foot
- Off Street Parking
- Moments Away From Highams Park Lake and Epping Forest
- Close to Local Amenities
- Easy Access to Highams Park and Woodford
- Downstairs WC
- Potential to Extend (STPP)

A mansionsque five bedroom semi-detached family home, complete with gated driveway, conservatory and summer house. Inside, design and decor is grand and dramatic, outside you have the rolling greenery of Highams Park just two minutes away.

Despite the substantial square footage there's still scope for development remaining. With your loft space so far unexplored you could follow in the footsteps of some of your neighbours and add your own whole new storey (subject to the usual permissions).

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

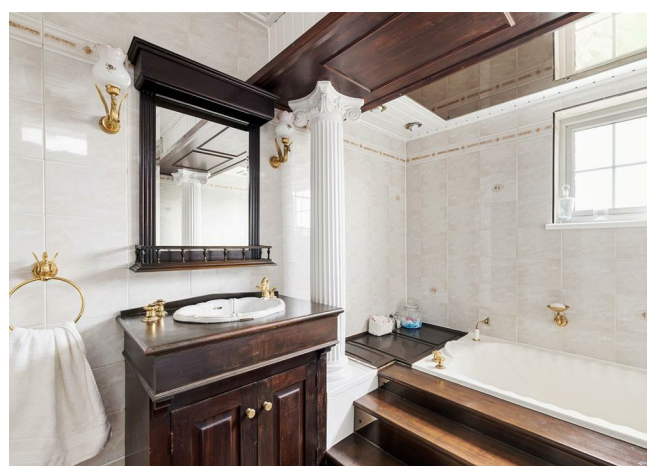
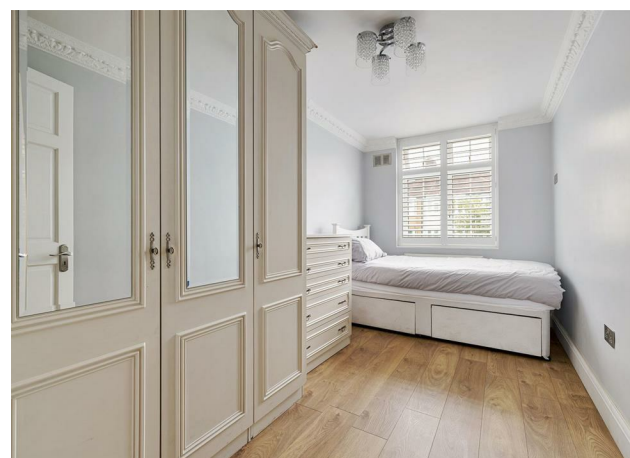
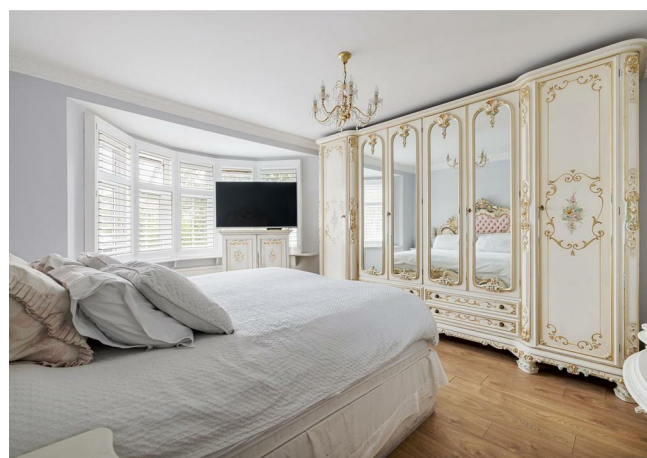
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0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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0203 369 6444



IF YOU LIVED HERE

Opulence and elegance will be everywhere, from the columns flanking your double front door to the sumptuous family bathroom. Step inside and large format marbled tiles flow underfoot in your broad hallway, while the timber staircase rises ahead. Take a left for your substantial through lounge, 300 square feet with blonde hardwood floors and a richly ornate hearth and mantel taking centre stage.

Gloriously dual aspect, to the rear it all opens up to your conservatory, similarly sized and emphatically bright, naturally, with vaulted ceilings and widescreen views of your rear garden. With air conditioning and more marbled flooring this is another great social spot. Back inside and your kitchen is similarly striking, with jaw dropping chrome panelled ceilings and lengthy flanks of pristine white cabinets stretching all the way back to the front.

Upstairs now, and your principal bedroom is a generous 150 square foot double, with violet colour scheme, bistro shutters and blonde hardwood underfoot. Your remaining four sleepers range from eighty five to 140 square feet, all brilliantly bright and similarly finished. Finally your family bathroom completes things in superb style, with a gorgeous clamshell tub trimmed with brass fittings, sunk into a mahogany surround and flanked by fluted columns. Luxurious..

Outside and, as noted, Highams Park is just two minutes on foot from your front gates. Here you'll find endless greenery, superb skyline views of London and, of course, Highams Park Lake, created at the turn of the century by landscape gardener Humphry Repton, and later made famous by Blue Peter in the late 1970s. You can find a tribute to Humphry at the South end of the park - Humphry's Cafe is the perfect spot to take in those amazing views with coffee and cake.

WHAT ELSE?

- Local schools are chiefly excellent, with seventeen rated 'Outstanding' or 'Good' all within a mile of your new home.
- Don't forget your garden, a substantial courtyard currently laid with astroturf, surrounded and secluded by timber fencing and mature screening greenery. It's also home to that substantial, dual aspect summer house. Ideal for turning to all manner of uses.
- Highams Park station is a twenty minute walk or seven minute cycle, for direct twenty three minute overground runs to Liverpool Street and the City. Alternatively, Walthamstow Central is just two stops down for the Victoria line.



A WORD FROM THE EXPERT.....

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezzo on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 SENIOR ADVISOR

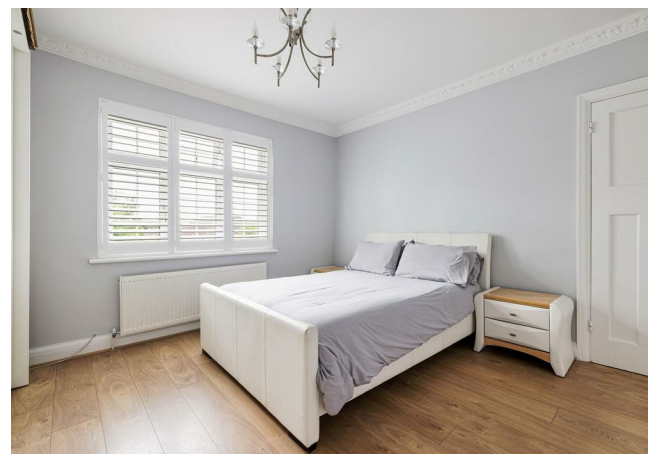
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Reception Room
12'4" x 24'11"

Kitchen
15'10" x 24'11"

WC

Conservatory
26'3" x 9'1"

Bedroom
12'4" x 12'5"

Bedroom
8'1" x 8'3"

Bedroom
7'0" x 12'4"

Bedroom
7'0" x 12'1"

Bedroom
12'4" x 12'0"

Bathroom
7'11" x 8'11"

Garden
29'6" x 52'5"

Summer House

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