

TOTAL AREA (Excluding Annex): 118.2 m sq ... 1272 ft sq
TOTAL AREA (Including Annex): 145.6 m sq ... 1568 ft sq

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.

Annex
7'4" x 39'4"

Kitchen / Diner
19'2" x 15'3"

WC / Utility
4'9" x 6'6"

Reception
14'4" x 12'5"

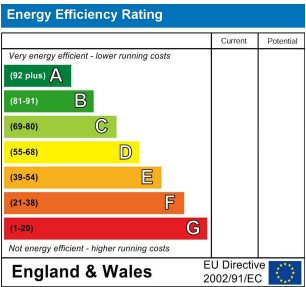
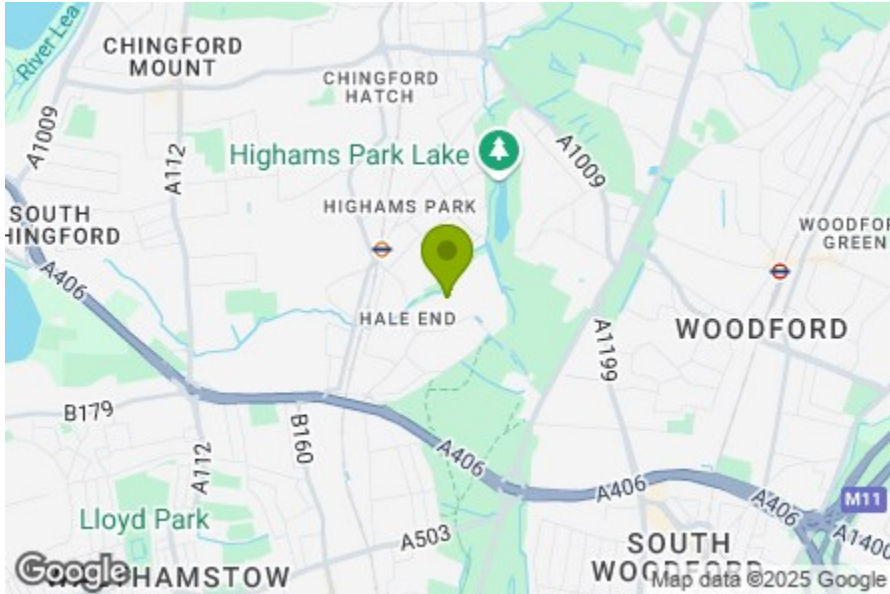
Reception
12'11" x 13'11"

Bathroom
7'11" x 9'2"

Bedroom
11'3" x 12'6"

Bedroom
7'6" x 8'6"

Bedroom
9'8" x 12'4"



HOLLYWOOD WAY, WOODFORD GREEN

Asking Price £950,000 Freehold
3 Bed House - Semi-Detached



Features:

- Three Bedroom House
- 1930s Semi Detached
- Short Walk to Highams Park Station
- Approx. 1568 Square Foot
- Full Width Ground Floor Extension
- Potential to Convert Loft (STPP)
- Moments from Epping Forest
- Private Driveway
- Sought After Location
- Approx. 90 Foot Long

With easy access to Highams Park, Walthamstow and Woodford Green, this spacious 1930s three-bedroom semi-detached home enjoys a fantastic spot right on the edge of Epping Forest — ideal for those who want the best of both green space and city connections.

There's scope to extend into the loft t (STPP), but the property has already been thoughtfully developed with a full-width ground floor extension, offering an impressive 1,568 square feet of living space. Inside, you'll find two reception rooms, a kitchen-diner, a downstairs WC/utility, an annex, a family bathroom upstairs and three bedrooms. Outside, there's a driveway at the front and a generous garden at the rear.

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IF YOU LIVED HERE...

Beyond the spacious driveway and that charming 1930s-style frontage lies a beautifully proportioned home, full of traditional features and stylish modern touches.

Step into the front reception room and you're greeted by generous bay windows, bespoke carpentry, a characterful fireplace, and lovely period details like the ceiling rose. At the rear, the expansive kitchen/diner flows into a second reception space, blending contemporary style with classic charm. You'll love the cosy corner with the wood-burning stove just as much as the sleek, modern kitchen – there's room here for a full-size dining table plus a handy breakfast bar. Throw open the doors and step out onto the raised decked patio, which looks out over the beautifully landscaped garden with its lush lawn and mature foliage.

Back inside, there's a versatile annex space along with a utility/WC for added convenience. Upstairs, the stylish family bathroom features both a walk-in shower and a bathtub, while all three bedrooms are finished to the same high standard. The two doubles come with excellent built-in storage, and the smaller room is ideal as a study, nursery, or creative space.

Although you're positioned close enough to Woodford to benefit from that excellent

neighbourhood, Highams Park is your nearest station – a nine minute stroll away. From there you can nip to Liverpool Street on the Weaver Overground in around 25 minutes (or change at Walthamstow Central for the Victoria line and whizz to the West End). En route to the station, you'll spot some excellent amenities, including Vino Tap and The Stag & Lantern Micropub. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

The neighbourhood is home to a huge amount of greenery, particularly since it's located at the cusp of the whopping Epping Forest, but Highams Park itself is quite magnificent, with its lake and landscaped gardens.

WHAT ELSE?

- Drivers – already happy about the driveway, will be pleased to know that they can be on the North Circular in just a few minutes, or the M25 in around 10 mins.
- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in gorgeous surroundings, and it's just four minutes on foot.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, one of the reasons this area is so popular with families.



A WORD FROM THE OWNERS...

"The location is lovely. The neighbours are really nice and friendly, in fact everyone greets each other in the Street. It is a lovely community.

Shops are close by which is very handy if not wanting to drive. Also the train station is very convenient if you want to travel to the City. Epping Forest is close by for walks in the woods and there is a play area in the next road for children. We have always felt this is a safe place to live."

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