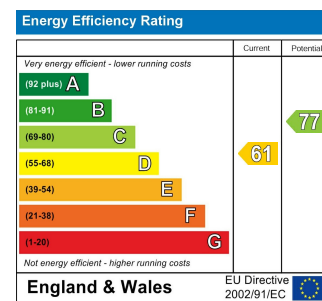
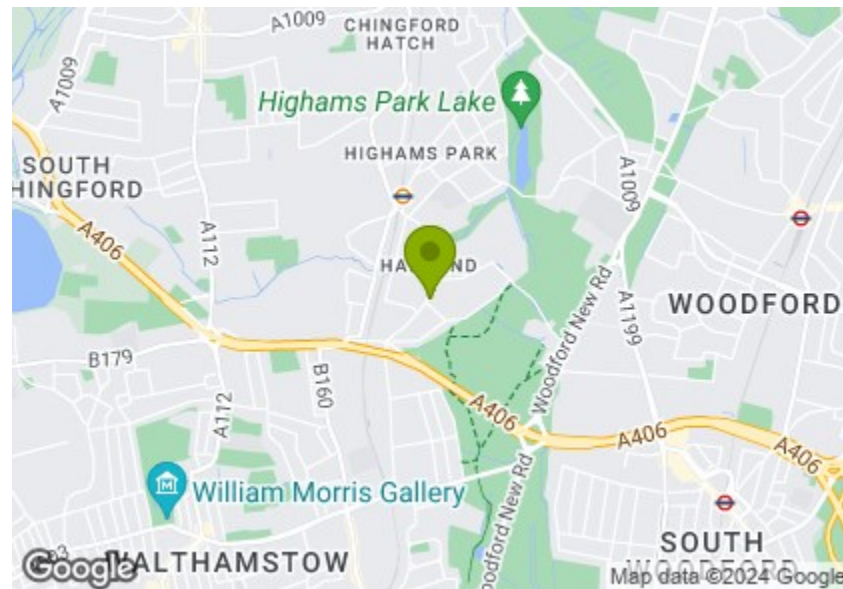


Total Area (Excluding Garage): 140.6 m² ... 1513 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.



HALE END ROAD, WOODFORD GREEN

Offers In Excess Of £875,000 Freehold
4 Bed House



Features:

- Four Bedroom House
- 1930's Semi Detached
- Moments From Epping Forest
- Approx 1513 Square Foot
- Downstairs WC and Utility Room
- Private Driveway
- Circa 60 Foot Rear Garden
- Potential To Extend (STPP)
- Short walk to Highams Park Station

A charming, smartly presented, four bedroom, semi detached home. All arranged over three floors, with a large private garden and off street parking to the front. Highams Park station and the expanse of Epping Forest are just moments away.

From Highams Park station you'll find direct, twenty three minute, Overground trains to Liverpool Street, also calling at Walthamstow Central and Hackney Downs.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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Investment & Development
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0203 369 6444



IF YOU LIVED HERE...

Step inside for your 175 square foot reception room, a large bay window casts light over soft smoky grey carpet and an elegant mantel and hearth. There's a second reception room next door, with another vintage hearth and more plush carpet underfoot, laid open to your generous dining area and kitchen. In here, there's plenty of space for a large dining table and chairs, and patio doors run alongside, bathing the room in natural light and leaving you free to bring the outside in and extend your living space outdoors during warmer weather.

The kitchen is full of rustic timber cabinets, marbled countertops and has direct access to your convenient utility room and ground floor WC. Outside, in your sixty foot garden, you'll find smooth sandstone patio, fresh green lawn and a handy shed. Back inside, and heading upstairs, you'll arrive in your 170 square foot principal bedroom. Bright bay windows illuminate this room and the second sleeper next door, while in your third double bedroom, you have lush garden views.

Your family bathroom is a sophisticated blend of dark marbled flooring, glossy white wall tiles and a full contemporary suite, including a shower over the L shaped tub. Upstairs in your converted loft you'll find another double bedroom, with an enormous 210 square feet of space, a bright skylight overhead and a long row of custom made wardrobes. There's also some handy eaves storage and a smart en suite bathroom with engineered hardwood flooring and a stroll in shower.

The vast, greenery of Epping Forest is just a stone's throw from your new front door. In just two minutes on foot you can be out exploring the footpaths and cycleways, which also lead you to other popular destinations such as Highams Park Lake or Hollow Ponds. Only eight minutes along your road, towards the station, you'll find a cluster of great places to eat and drink. From the speciality coffee and delicious pastries at Karya Bistro to the lavish interior and high end Turkish cuisine at Yaz Restaurant, there's a really vibrant feel to this rapidly evolving social hotspot. Don't forget to pop in for a craft ale at the award winning Stag and Lantern Micropub on your way home.

WHAT ELSE?

- Education standards in Woodford Green are high. Within a mile of your new home, eighteen primary and secondary schools have achieved a rating of 'Outstanding' or 'Good' from Ofsted.
- Your new local is just a two minute stroll from your front door. The family friendly Royal Oak Pub is famous for its Bottomless Brunches and outdoor live DJ sets in the beautiful beer garden.
- There's an activity for every member of your family at Forest Community Centre, only seven minutes away on foot, where you can take part in amateur dramatics, karate, tai chi, qigong, table tennis and art classes.



A WORD FROM THE OWNER...

"We have lived here for many years, Trevor for basically all his life, but moving out back in over time as it was his family house. We have enjoyed living in the house + area - the schools are extremely good for children, the local pub has been a huge tector in our lives + it is now a great place to go to. The neighbours are all lovely and have also lived here for many years. This house has a family orientated feel, it has great to live here for all of these years."

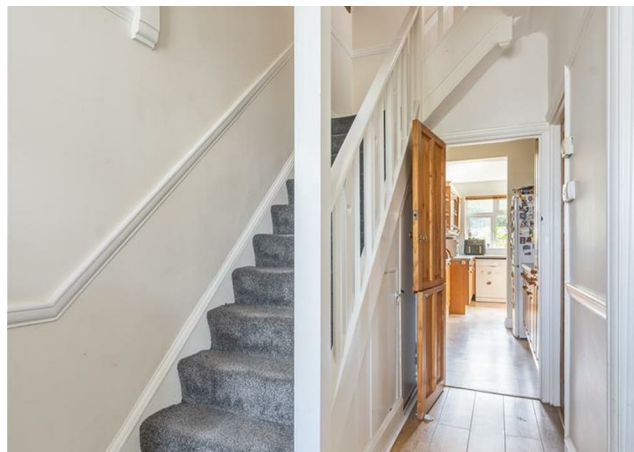
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Reception

12'4" x 14'5"

Reception

12'4" x 11'8"

Kitchen/Diner

20'8" x 18'3"

Storage/Utility

6'4" x 11'7"

Garage

7'4" x 15'7"

Bedroom

6'2" x 9'3"

Bedroom

11'7" x 14'5"

Bedroom

10'0" x 11'7"

Bathroom

7'9" x 6'8"

Bedroom

12'9" x 16'4"

Ensuite

5'7" x 5'1"

Garden

58'0" x 26'2"



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