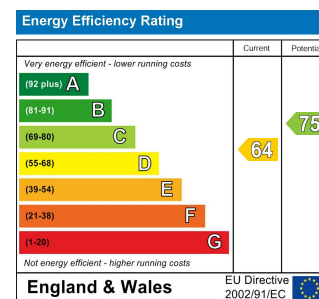


Total Area (Excluding Outdoor Storage): 71.3 m² ... 768 ft²

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.



GRANGE CLOSE, WOODFORD GREEN

Offers In Excess Of £450,000 Leasehold 2 Bed Maisonette



Features:

- Refurbished Two Bedroom Maisonette
- First Floor With Own Front Door
- Vast South Facing Private Garden
- Large Dining Kitchen
- High Quality Bathroom
- Peaceful Setting
- Bright & Airy
- No Through Road Location
- Boarded Loft Space

A bright and beautiful two double bedroom first floor maisonette with green views throughout and a lush, south-facing private garden. You're on a leafy no through road here, mere moments from Woodford Green itself. A real gem of a find.

The epic greenery of Epping Forest's never far away either - cut through the Green via Broomhill Walk and the woodland entrance sits minutes away on Lodge Villas. Here you can walk north or south for endless miles of exploration, it's a brilliant space to have so close by.

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IF YOU LIVED HERE...

You'll be stepping up your external stairs to your own front door and into your lounge/diner across the hallway. It's a substantial 225 square foot space, with a fireplace nestled in an Aegean blue statement wall, walnut effect engineered timber floorboards and plenty of space for dining. A constellation of recessed spotlights twinkle overhead and a bounty of greenery lies behind the window for a calming, tranquil view. Next door and your primary bedroom comes in at a generous 135 square feet - an immaculate space with built-in storage and another verdant vista.

Across the hallway and bedroom two's ninety square feet and just as impeccable, while the bathroom's dressed top to toe in polished sandstone and comes with a shower over the tub. Your kitchen's another sizeable space, home to sleek white cabinets, fully integrated Miele appliances, a Belfast sink and plenty of dining space. Lastly, head back out of your front door and you'll find a timber gate on your right at the bottom of the stairs. Here's where you access your incredible, south-facing private garden for a pristine patio, external storage, lush lawn and mature foliage all around. Lovely.

Outside and Woodford station is fourteen minutes on foot or a four minute cycle away for direct access to Stratford, the City and West End via the Central line. Rainy day? The nearby 275 and 675 bus routes will speed you to Walthamstow for the Victoria line as well as a choice of overground stations. Drivers, meanwhile, can be on both the North Circular and M11 within eight minutes. Woodford's a fourteen minute stroll away with an array of amenities for all your day-to-day needs, and plenty more besides.

WHAT ELSE?

- Parents will be happy to know that there's a choice of sixteen schools rated 'Good' or better by Ofsted in a one mile radius. Six of these have 'Outstanding' status. There are also four independent schools just as close.
- The Toning Ground is half a mile away and offers small class training sessions using a combination of HIIT and Functional Training. Yoga on the Green is just as close, for those who like to stretch.
- Date night? Head to the centre of Woodford Green to sup and savour to your heart's content. From Mojos Brasserie to Miller & Carter Steak House to Mezze Ocakbasi, there's something for everyone.



A WORD FROM THE OWNER...

"A peaceful cul-de-sac in a green and friendly area of Woodford Green, a short walk from the cricket green, high street and Woodford station. A great selection of local cafes, restaurants and amenities. A bright and well lit home with the added benefit of a large private garden, perfect for bbq's and relaxing summer days and evenings. Located on the edge of Epping Forest which is great for local walks, bike rides and runs. Quiet and cut-off from road noise, yet still convenient to access the M11/A406. We have friendly neighbours and community with occasional street events!"

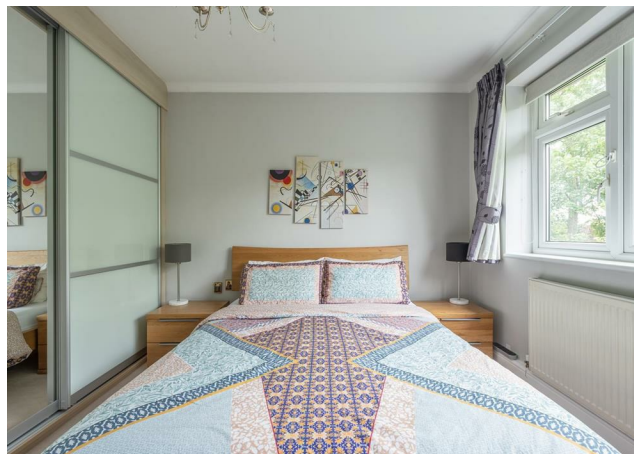
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Bedroom
11'5" x 11'5"

Bedroom
11'10" x 8'1"

Lounge / Dining Room
14'10" x 16'11"

Outdoor Storage
3'4" x 10'8"

Kitchen / Diner
11'1" x 13'2"

Bathroom
7'11" x 6'4"



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