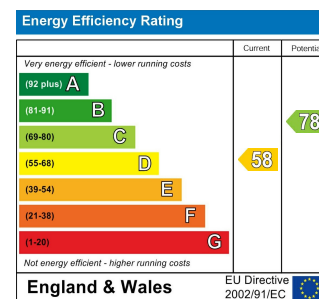


Total Area (Excluding Garage): 113.5 m² ... 1222 ft²

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.



GROSVENOR GARDENS, WOODFORD GREEN Offers In Excess Of £800,000 Freehold 3 Bed House - Semi-Detached



Features:

- Three Bedrooms
- Semi-Detached
- Modern Finish Throughout
- Close To Woodford Station
- Off Street Parking
- Garage
- Large Garden
- Potential for development STP

This well proportioned and recently renovated three-bedroom semi-detached home has many notable highlights, including the spacious double reception room, large rear garden, garage and off street parking. It already comes in at 1,346 square foot, but there's even potential to add an extra storey by converting the loft.

As for location, not only is it nicely nestled between the vast greenery of Epping Forest and the River Roding, but you've also got Woodford's charming amenities within a short hop, including the tube station, which is served by the convenient Central line.

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hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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0203 369 1818

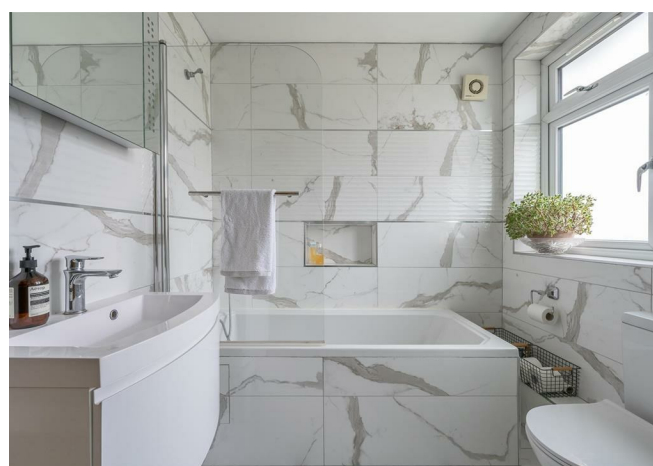
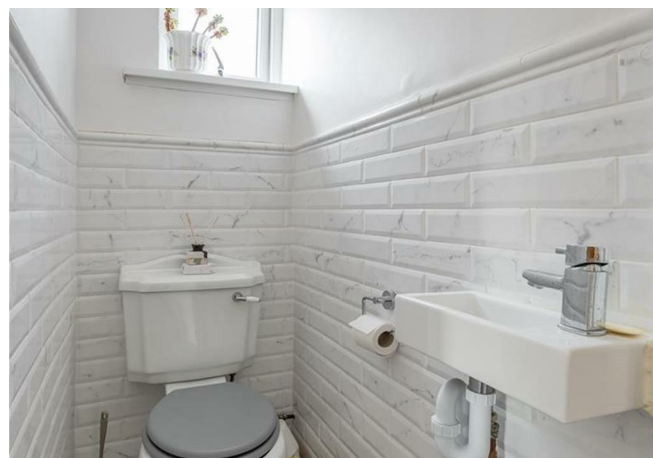
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IF YOU LIVED HERE...

You'll love the grand sense of space that's typically found in this style of home, particularly in the dual aspect double reception room, which has been immaculately finished, with bespoke carpentry and sublime parquet flooring throughout.

The current owner has done a great job in making sure the property balances modern updates with tradition, so you'll have no problem settling in. For instance, the kitchen is pleasing on the eye but also has hi-spec appliances, with marble-style splash-backs and sleek counters. Beyond the rear doors, you'll find your brilliantly spacious garden which will be a joy to spend time in during BBQ season, especially with that immaculate landscaping and those custom planters - any guests are sure to be envious. Of course, your garage will be brilliantly convenient for many reasons, not least for banishing household clutter.

Upstairs, you've got two perfectly balanced double bedrooms and a third smaller room, which would be perfect for a kid's room or home office. There's also an immaculate family-bathroom with pristine fittings and a large tub with a shower overhead.

Venture down your tree-lined street to the Woodford Green, which has great amenities including the station, where the Central lines to Liverpool Street in just 21 minutes.

WHAT ELSE?

-If you're driving, not only will you be chuffed about the off street parking and garage, but you'll be pleased to note that the North Circular and M25 are conveniently located, although not close enough to impact on all that peace and quiet.
-Your new local? How about the traditional Cricketers or the cosy Rose & Crown - two great options within less than 15 mins on foot.
-Parents will be particularly impressed with the choice of local schools - it's one of the reasons this area is so popular with families.



A WORD FROM THE OWNER...

"We have both grown up in this area and this house was our first buy as a family. Whilst that makes a house special to most families, this is particularly dear to our hearts as we have put a lot of sweat and tears into the refurbishment. Whilst growing as a family here, we have taken numerous walks in the local gardens and the famous Epping forest. We are certain that anyone that will reside here after us will be greatly welcomed by the neighbourhood and make wonderful memories here just like we have."

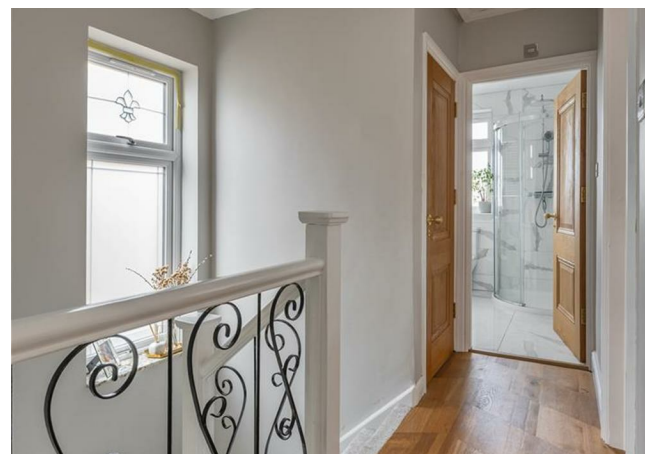
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Lounge / Dining Room
12'11" x 30'0"

Kitchen
7'11" x 9'10"

Bedroom
8'4" x 8'0"

Bedroom
11'6" x 14'5"

Bedroom
11'10" x 14'11"

Bathroom
7'10" x 6'10"

WC

Garden
approx. 68'10" x 31'3"

Garage
6'9" x 15'5"



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