

## ST. BARNABAS ROAD, WOODFORD GREEN Offers In Excess Of £650,000 Freehold 3 Bed House - Semi-Detached



### Features:

- Semi Detached House
- Three Bedrooms
- Double Garage + Driveway
- 70ft South-East Facing Garden
- 5min Walk to Woodford Station
- Plenty of Storage
- Natural Light
- Close to Shops
- Potential for Development

A spacious three bedroom semi detached home spread across three storeys, with a loft room, sun room and lengthy south-east facing garden. You're in the beating heart of Woodford here, with natural retreats and amenities galore in easy reach.

Woodford tube station is a mere five minute walk away and will shuttle you to straight to Stratford, Liverpool Street or Tottenham Court Road via the Central line.

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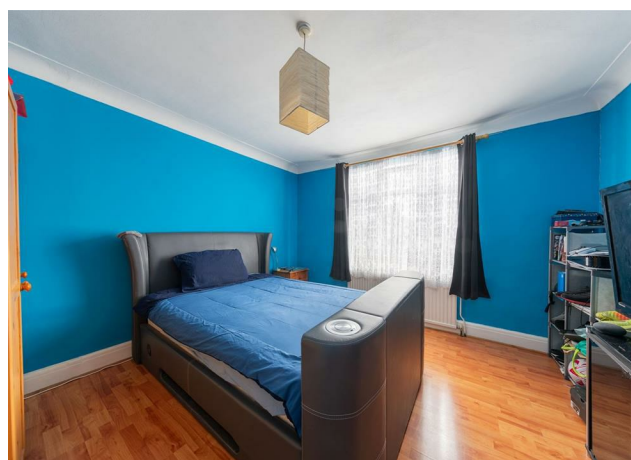
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### IF YOU LIVED HERE...

You'll be lavishing your interior design ideas on all 1400 square feet of this perfectly positioned abode. Abounding in potential, this is a home that can be reimagined on an epic scale. Let's start in your 310 square foot through lounge - in here south-west facing natural light pours in via a bay window, you've a vintage fireplace nestled in the chimney breast, and it's all laid semi open plan to the sun room, making it effectively dual aspect. The sun room's a fine space for dining or reclining, with views over the garden.

To the right you'll find polished terracotta flooring and a handy dual aspect utility space leading to the kitchen. In here timber cabinets contrast with onyx countertops and backsplashes to fine effect, while to the rear is outside access. Step through the door for your seventy foot south-east facing garden. Out here a stretch of patio gives way to lawn flanked by your large 320 square foot garage on the right, ideal for development into a studio, gym or perhaps a home working space. To your left you have beds bursting with fragrant rosemary. Head back inside and the ground floor's completed by a handy WC tucked away under the stairs.

Continue through the hallway, stopping to admire the original stained glass inset in the front door, and pad up the stairs to the first floor. Up here sit two double

bedrooms of over 130 square feet, and a sixty five square foot single suitable for all manner of uses. With east and west facing aspects and sizeable room sizes, the fundamentals here are strong. The dual aspect family bathroom's clad in gleaming large format obsidian tiles, there's a floating sink and a shower sits over the L-shaped tub. The second storey's home to a 270 square foot loft room home to a wealth of storage. Lastly, you have a large front driveway, and drivers can be coasting along the North Circular and M11 in seven minutes. Stansted Airport's just thirty three minutes away door-to-door.

### WHAT ELSE?

- Parents will be happy to know you have twelve primary secondary schools within a one mile radius rated 'Good' or better by Ofsted. Both Woodbridge High and Ray Lodge Primary are less than half a mile on foot and have 'Outstanding' status.
- Jump on the 275 or 549 bus routes from right outside to be whisked to Buckhurst Hill, Highams Park, Walthamstow Central or St James Street stations.
- You're equidistant from Roding Valley Park and Epping Forest here, so you can amble to your heart's content. Plus your new favourite place awaits on bustling Woodford Broadway.



### A WORD FROM THE OWNER...

"We have been in this property for 18 years, we are moving as we are looking to downsize. We have the best neighbours you could ever ask for, along with access to local parks, 0.4 miles to the central line, great schools (catchment for Churchfields), private schools and great places to eat out."

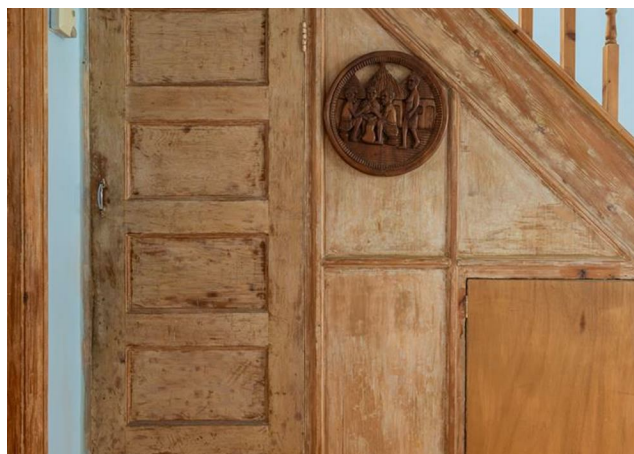
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**Reception**  
25'11" x 11'11"

**Kitchen**  
8'8" x 7'4"

**Sun Room**  
16'8" x 8'7"

**Bedroom 1**  
14'4" x 11'9"

**Bedroom 2**  
8'3" x 7'8"

**Bedroom 3**  
11'9" x 11'8"

**Bathroom**  
7'7" x 7'5"

**Loft Room**  
17'3" x 15'6"

**Garden**  
82'0"

**Garage**  
39'8" x 8'10"



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