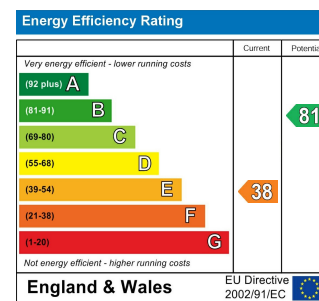




Total Area: 183.3 m² ... 1973 ft²
All measurements are approximate and for display purposes only.



MAYFIELD AVENUE, WOODFORD GREEN

Offers In Excess Of £850,000 Freehold

5 Bed House - Semi-Detached



Features:

- Edwardian Grandeur
- Five Bedrooms
- Garage & Driveway
- Huge Potential For Extensions
- Many Beautiful Period Features
- 1973 ft²
- Premier Residential Location
- Chain Free

A spacious and stately 2000 square foot, five bedroom, two bathroom Edwardian family home. Multiple reception rooms invite the imagination, there's a large rear garden and some lovely period features throughout, all in the leafy heart of Woodford.

Despite the substantial existing proportions, there's a wealth of potential for further extension and development here, on top of intriguing existing extras. Your loft is already boarded for storage, with a dedicated ladder, but you could go further and follow your neighbours' lead, adding your own whole new storey (subject to the usual permissions).

E11, E7, E12 & E15
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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
0208 520 3077

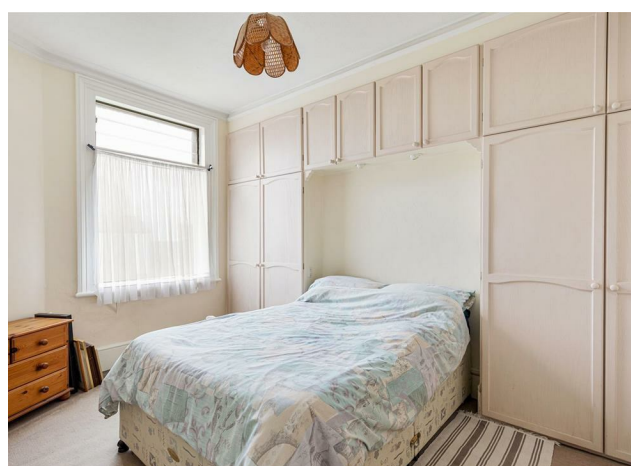
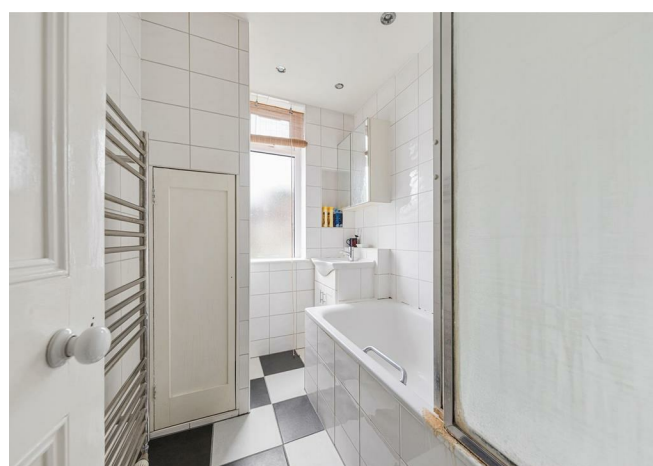
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0203 3691818



IF YOU LIVED HERE...

Step through your front door into the impressive hallway and the first of your plentiful bright and spacious receptions is on the right. Currently in use as a bedroom, in here you have the original ceiling rose, cornicing and picture rail and fireplace with timber mantel, all bathed in natural light from the huge, Edwardian bay window (windows are a mix of double and secondary glazing throughout). You have another substantial lounge to the rear, with more vintage details including an oversized ornate mantel with cast iron fireplace and tiled surround. The decorative archway leads to patio doors, opening out onto the garden.

Elsewhere, a handy cloakroom WC nestles under the stairs, while your well equipped, spacious kitchen features an integrated chef's oven, hob and breakfast bar. Both spaces feature underfloor heating to keep things cosy. You can also reach your garden from here, via a handy extra reception with original cabinets and counter space. A thirty six foot length of lawn, your garden is as generous as the interior, while back inside your family bathroom completes the ground floor, with handsome sandstone floor to ceiling tiling, a tub and separate stroll in shower cubicle.

Upstairs you have five bedrooms, all enjoying those generous Edwardian proportions, with the rearmost currently in use as a second kitchen, an intriguing feature you may want to keep but can also be removed before completion. Your 180 square foot principal sleeper is an especially fine affair, full of natural light, with a smoky grey colour scheme up to the picture rail and original cornicing overhead. Your sleeping

arrangements are completed by a diverse and characterful set of bedrooms, while your family bathroom features classic chessboard vinyl flooring, chrome heated towel rail and built in vanity unit.

Outside and you're just a half mile on foot from Woodford station, where the Central line will whisk you directly to Liverpool Street in twenty minutes, for a door to door City commute of around half an hour. Heading to the West End? Tottenham Court Road's just nine minutes further. If you're staying local, the social hub of George Lane is a twenty minute stroll away. Or if you want to escape the city entirely, the endless open greenery of Epping Forest is just ten minutes away on foot.

WHAT ELSE?

- You have fourteen 'Outstanding' or 'Good' primary/secondary schools all less than a mile away on foot. While the highly regarded Bancrofts independent schools are just a five minute drive.
- Between your garage and driveway, you have plenty of private, secure parking and drivers can be on the arterial North Circular in just five minutes. There's also free on street parking and a public electric charging point is soon to be installed outside.
- Looking for a luxurious spot for date night? Millie & Carter Steakhouse is just a half mile away for delicious cocktails and the finest cuts.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezzo on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 ASSISTANT MANAGER

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Reception
16'2" x 15'3"

Garage
15'6" x 7'9"

Reception
12'9" x 10'11"

Bedroom
13'6" x 11'0"

Reception
17'8" x 12'9"

Bedroom
12'6" x 7'10"

Master Bedroom
15'3" x 12'11"

Bedroom
11'0" x 8'11"



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