



WANSFORD ROAD, WOODFORD GREEN

Offers In Excess Of £550,000 Freehold 3 Bed House - Terraced



Features:

- 1930s Terraced House
- Three Bedrooms + Upstairs Bathroom
- Newly Refurbished
- Open Plan Living/ Entertaining Space
- 150' Garden With Vegetable Patch
- Off Road Parking
- Easy Access to South Woodford & Woodford Station
- Within Catchment for Multiple Highly Rated Schools
- Roding Valley Nature Reserve Closeby
- Opportunity for Loft Conversion

A stylish, three bedroom, 1930s family home. With huge, open plan, ground floor living spaces, a sizeable garden with vegetable patch and paved front driveway. All located within delightful Woodford Green and close to many local amenities.

Your home is centrally positioned between Woodford and South Woodford tube stations, where rapid Central line services whisk you through to Liverpool Street in as little as twenty one minutes.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Approaching your home, you'll find a smartly paved driveway to the front, a valuable feature in London. Step inside for the first flush of the high quality finish that runs throughout your recently refurbished home. The ground floor is completely open plan, with your reception to the front and your kitchen and dining area to the rear. Blonde timber flooring runs throughout and there's a sizeable breakfast bar, nestled against a central column. The kitchen is full of matt grey cabinets, shell blue splashbacks, a sleek integrated electric oven, hob and extractor hood, and a bright set of skylights running over the dining area.

Continuing through your patio doors into the garden, you'll cross a paved area, a healthy stretch of lawn and then come to a secluded rear section that has a tranquil pond and sizeable vegetable patch. Back inside and upstairs, you'll find two handsome double bedrooms and a sizeable single. The principal sleeper comes with a wide, dual aspect window and all three bedrooms are tastefully decorated in soft, neutral tones. Your modern family bathroom completes the set up, with a contemporary white suite, chrome heated towel rail and shower over the tub.

If you wish to extend your living arrangements further, there's the opportunity for a loft conversion (subject to the usual planning permissions) but, for now, let's explore the surrounding area. Roding Valley Nature Reserve is just a seven minute walk from your front door, where you can follow the river North into Epping Forest or South onto Wanstead Park. An easy, twenty minute stroll takes you over to the High Road, where you can stop for a freshly brewed coffee and a sweet treat at Dada coffee house, or enjoy some fusion pan Asian cuisine and a signature cocktail at Reesa.

WHAT ELSE?

- It's only a two minute drive out onto the North Circular motorway, easily accessible from your front driveway and with seamless connections to the rest of London and the East coast.
- Within a mile of your home you'll find fourteen primary and secondary schools, with Woodbridge High School and Churchfields Infants' being the closest.
- You'll find The Cricketers, a family friendly gastropub with a hearty menu, at the top end of the High Road. It's well worth a visit for one of their regular quiz or open mic nights.



A WORD FROM THE OWNERS...

"South Woodford, with all the shopping and other facilities you could wish for, still retains a small community feel, and the residents of Wansford Road are very friendly. This house has been completely renovated and refurbished, effectively making it a new, modern home ready for you to move in. The old conservatory has been rebuilt and integrated with the kitchen, creating a bright and attractive open-plan living area with direct views of the garden and beyond. The 150ft garden offers plenty of space for a garden office or garage to be built. The house is perfect for a family as it is but also provides the option of a loft conversion in the future if your family grows. It's an ideal choice if you're looking to move a little further from inner London while still enjoying excellent London transport links."

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Kitchen / Diner / Reception Room

15'0" x 31'11"

Bedroom

9'8" x 11'11"

Bedroom

9'8" x 11'10"

Bedroom

5'2" x 7'1"

Bathroom

5'1" x 7'2"

Garden

150'1" x 15'8"



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