



CHIGWELL ROAD, WOODFORD GREEN
Offers In Excess Of £495,000 Freehold
3 Bed House - Mid Terrace



Features:

- 1930's Terraced House
- Detached Garage
- Kitchen Extension
- Ground Floor WC
- Newly Fitted Bathroom
- Neutral Decor Throughout
- Potential For Loft Conversion
- Moments To Roding Valley Park

A pleasantly plush and smartly appointed three bedroom 1930s terrace, with a large rear garden, substantial garage and scope for further development. You're sat on a peaceful residential street, opposite nothing but open greenery.

Your loft space is so far untouched, leaving you with the opportunity to follow in your neighbour's footsteps and add your own whole new storey, making this a home that can easily grow with you and yours (subject to the usual permissions).

REQUEST A VIEWING
0203 3691818

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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id@stowbrothers.com
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0203 325 7228

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IF YOU LIVED HERE...

Stroll up your perfectly picturesque front garden, nicely setting you back from the road and greenery opposite, and you'll have a wealth of social space to stretch out in. Your front lounge alone totals 180 square foot, plushly carpeted in grey with walls pristinely finished in white. A handy cloakroom sits off the hallway, while to the rear your kitchen/diner is more enormous still at 170 square feet.

In here things are artfully zoned by a breakfast bar topped with glossy dark, quartz style counters atop a sleek suite of white cabinets and a gleaming metro tile splashback. A rear wall of oversized patio doors and windows let light flood in and frame your rear garden. Upstairs, you have two substantial double bedrooms plus a generous single, all bright, stylish and sizeable, while your family bathroom features both a rainfall shower and tub.

Outside, and you're enviably nestled between the boundless nature of Roding Valley Park and the Rover Roding on one side, and the open green space of Broadmead Playing Fields just across the

road to your front. Both great spots for morning runs and evening strolls. Whenever you want to venture further afield, Woodford and South Woodford tube stations are both around a twenty minute stroll away, and will whisk you directly to both the City and West End via the speedy Central line.

WHAT ELSE?

- Don't forget your garden, a charming mix of patio and lawn, flanked by timber fencing and ending in that substantial 190 square foot garage. Plenty of room for hobbies as well as parking.
- The local social hub of George Lane, for cafes, bars and restaurants, is just a twenty minute stroll away. Or a five minute drive.
- Your garage leads out to a private lane running along between you and your neighbours' gardens, for the ideal blend of security and simplicity. Drivers can be on the arterial North Circular in barely five minutes.



A WORD FROM THE OWNER...

"We love being surrounded by green spaces, especially with Epping Forest just a short drive away and other parks within walking distance. This is perfect for our little one, who loves exploring. The tube station is a short walk away, making it perfect for travelling into central London for work or pleasure. This house has been a great first home, and we are sad to have outgrown it. We will truly miss our lovely and caring neighbours."

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Reception Room

16'9" x 10'9"

Kitchen / Dining Room

17'2" x 16'8"

WC

Bedroom

12'2" x 10'5"

Bedroom

13'2" x 10'5"

Bedroom

7'3" x 5'10"

Bathroom

8'0" x 5'7"

Garden

19'8"

Garage

15'0" x 12'11"



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