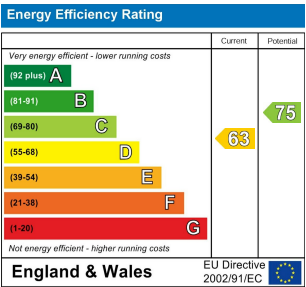
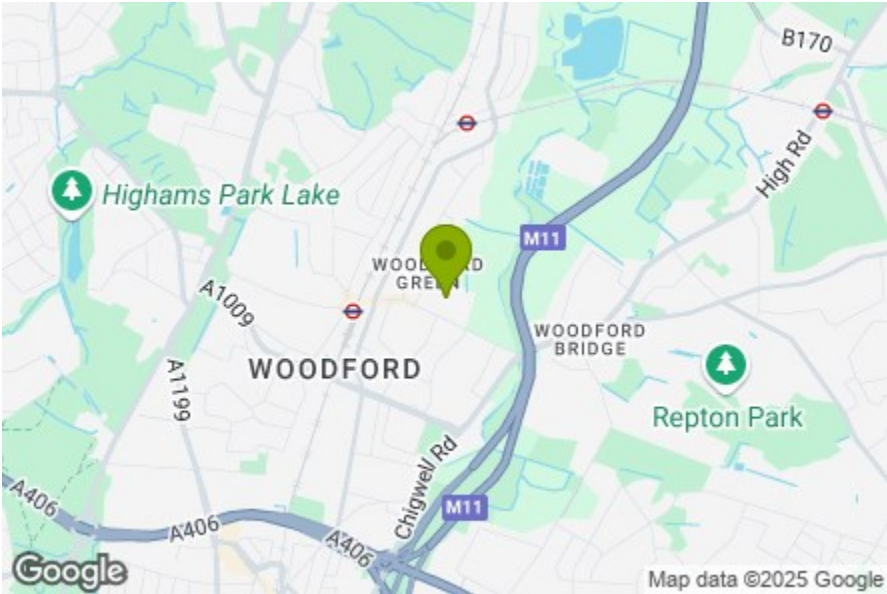


Ground Floor

Total Area: 53.1 m² ... 571 ft² (excluding garden)
All measurements are approximate and for display purposes only



RAY LODGE ROAD, WOODFORD GREEN

Offers In Excess Of £200,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Flat
- Ground Floor
- Direct Access to Private Garden
- Recently Refurbished
- Close to Amenities
- 7min Walk to Woodford Station
- Easy Access to Ray Lodge Park
- Chain Free
- Eat in Kitchen/ Diner
- Wooden Floors

A recently refurbished, one bedroom, ground floor apartment with garden room and private garden, all part of a smart mid-century block. Ray Park Woodlands are moments away and you've some fantastic places to eat and drink nearby.

Woodford station is an easy seven minute stroll from your new home, where the swift Central line connects you directly with Liverpool Street in twenty five minutes and Oxford Circus in thirty four.

REQUEST A VIEWING
0203 3691818

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

E4 & N17
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IF YOU LIVED HERE...

From your sizeable entrance porch and hallway, you'll step straight through to your 150 square foot reception room. Pale grey engineered hardwood runs underfoot in here, as throughout, and a triple set of wide windows fill the room with natural light. There's a French door that provides direct access to your conservatory and sliding doors that connect to your private patio garden. Out here there's plenty of space for alfresco entertaining, and it's all surrounded by solid timber fencing with gated access to the street.

Back inside, your reception room gives onto your kitchen diner, where crisp white cabinets sit above and below chunky wooden worktops. There's a sleek, integrated, stainless steel oven with an electric hob and concealed extractor hood. Your double bedroom sits off the entrance hall, overlooking the garden room and garden. Across the hall your immaculate bathroom is a stylish arrangement of oversized white marbled wall tiles, chrome fixtures and fittings, and a modern white suite with a shower over

the tub.

The lush green open fields of Ray Park Woodlands are just a five minute walk from your new home. This expansive, well equipped park runs alongside the River Roding and is home to an excellent cafe and public tennis courts. Close to the station, you'll find a number of great places to eat and drink. At Rosso restaurant, you can feast on authentic Italian cuisine while soaking up the friendly atmosphere inside or on the cosy sheltered terrace.

WHAT ELSE?

- For delectable sushi, Kome restaurant on Chigwell Road is well worth the ten minute walk from your front door.
- Also ten minutes away is the recently refurbished Woodford Green Library and Gym, where you can make use of the state of the art exercise equipment or lose yourself in the well stocked shelves of the library.
- The property is offered chain free, for a speedy, hassle free move.



A WORD FROM THE OWNER...

Although I have not lived in the property myself, during the process of upgrading the interior I met with the neighbour opposite and to the left. Both men were very friendly and supportive. The people who work in the estate management office are also friendly and informative. I'm told that it is a lovely building to live in and people have enjoyed their time there for several generations.

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