

ST. BARNABAS ROAD, WOODFORD GREEN

Offers In Excess Of £700,000 Freehold

4 Bed House - Semi-Detached



Features:

- Four Bedroom Semi Detached
- Drive
- Garage
- Two Bathrooms
- West Facing Garden
- Loft Converted
- Through Lounge
- Extension Opportunities

An elevated and stately four bedroom, semi detached house in the leafy green sweetspot of Woodford. Artfully arranged over three floors, with twin bathrooms, through lounge, rear garden and immaculate Design & Decor throughout.

You're nicely set back from the road by a large driveway, with the added bonus of a private garage to the rear. Drivers can be speeding along the arterial North Circular in two minutes.

REQUEST A VIEWING
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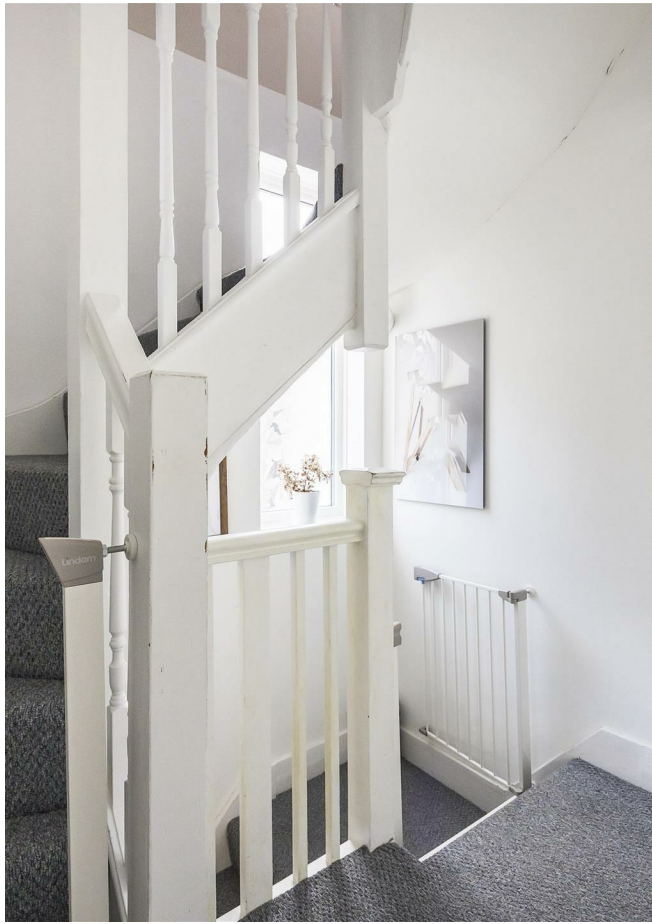
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IF YOU LIVED HERE

Your breathtakingly bright and beautiful through lounge will be an immediate highlight. Stretching away for over thirty feet between the bay window at the front and the glorious bi-folding patio doors to the rear, glossy rich blonde hardwood runs underfoot, perfectly complemented by pristine white walls and elegant trim in hues of blue. It's the perfect hosting spot, sure to make jaws drop.

Next door your kitchen's just as bright, decked out in cream and grey and also opening out to the garden. Here you have an especially lengthy mix of patio and lawn, with that private garage set off to one side. The lawn may need some green-fingered attention, but the length alone is impressive. Back inside, a handy spare WC completes the ground floor, while upstairs the first of your two bathrooms gleams in floor to ceiling metro tiling with a huge rainfall shower over the teardrop-shaped tub.

Two double bedrooms and a generous single compose the first floor sleeping arrangements, ranging in size from seventy to 170 square feet, and all finished in the same smart, characterful style, with built-in storage and plush carpets. Your single makes an ideal

home working space. Finally, head upstairs again for your flexible, 250 square foot loft room with hardwood floors, a garden view and gleaming en suite.

WHAT ELSE?

- Woodford tube station, sat in zone four for the Central Line, is just a third of a mile on foot. From here it's just twenty minutes direct to Liverpool Street, putting the City less than a half hour away door-to-door.
- The open green space of Broadmead Playing Fields are just around the corner for morning jogs or evening strolls. Venture a little further and you come to the endlessly explorable greenery of Roding Valley Park.
- Parents will be pleased to know you have four 'Outstanding' rated primary/secondary schools less than three quarters of a mile away on foot. A further six are deemed 'Good' and just as close.



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 Mezze 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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Front Garage
23'3" x 19'8"

Dining Room/ Living Room
31'6" x 12'8"

Kitchen
12'4" x 6'4"

WC

Garage
19'11" x 8'6"

Rear Garden
52'5" x 24'5"

Bedroom 4
7'10" x 6'9"

Bedroom 2
15'7" x 12'0"

Bedroom 3
11'11" x 11'3"

Bathroom

Bedroom 1
18'6" x 17'2"

Ensuite



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