



CHIGWELL ROAD, SOUTH WOODFORD

Offers In Excess Of £500,000 Leasehold
2 Bed Flat

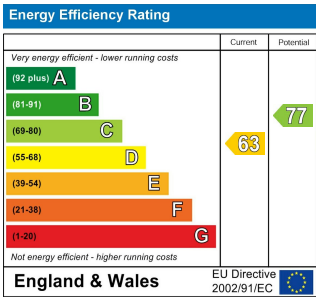


Features:

- Equisite Two Bedroom Ground Floor Flat
- Vast South Facing Garden With Off Street Parking
- Comfortable Double Bedrooms & Two Bathrooms
- Conservatory & Sun Room
- Bespoke Cabinetry & Window Shutters
- Large Kitchen With Space For Table & Chairs
- Potential For Garage Build
- Short Walk To Roding Valley Park & Underground

This remarkable two-bedroom ground floor flat blends spacious interiors with thoughtful touches and a strong sense of outdoor living. A large south-facing garden invites a laid-back lifestyle, while both a conservatory and separate sun room provide flexible spaces to suit your needs. Inside, two double bedrooms and two bathrooms ensure comfort, and the kitchen is well-sized for dining and entertaining. Bespoke joinery and elegant window shutters bring subtle sophistication, while off-street parking and potential for a garage add valuable convenience. With Roding Valley Park and the Central Line within easy reach, this home delivers on charm, space, and location.

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IF YOU LIVED HERE...

A charming bay-fronted home set behind a mature front garden, where a neat path draws you toward its inviting entrance. Step inside to a warm and welcoming hallway, where wood flooring and panelled walls set the tone, complemented by two discreetly built-in cupboards. The reception room is a beautifully balanced space, with olive-toned walls and tailored storage creating an air of quiet sophistication. French doors lead through to the conservatory, where full glazing and high-level windows flood the space with natural light. From here, step out to the south-facing garden, around fifteen metres in length and arranged into thoughtfully designed zones. A decked terrace sits directly outside the conservatory and sun room, perfect for entertaining or unwinding. A second seating area offers a more secluded escape, framed by established planting and low raised beds. The sun room offers a peaceful garden-facing retreat with its own access, allowing for flexible use. The kitchen, accessed via the hallway, is bright and well-planned. Crisp white cabinetry, soft grey tones and gloss tiling create a clean, harmonious backdrop, while integrated appliances and generous worktops keep everything neatly organised. The bathroom is a tranquil retreat, with a freestanding roll-top bath, walk-in shower, and natural finishes creating a calming, spa-like feel. The main bedroom is spacious and beautifully finished, with timber flooring, soft blue walls, and a wide bay window dressed with classic white shutters. Custom wardrobes line one wall, while coving and a ceiling rose add subtle period detail. The second bedroom is filled with natural light and has access to an ensuite finished in

warm-toned tiling and soft natural light. The neighbourhood strikes a perfect balance between local character and green space. Just a short stroll away, George Lane is lined with independent cafés, boutique shops, and everyday essentials. Roding Valley Park is close by, ideal for riverside walks and cycling, while Eagle Pond offers a peaceful pocket of Epping Forest, perfect for picnics or a quiet escape. South Woodford station is five minutes on foot, with swift Central line links to the City, West End, and beyond. Regular buses also connect you to Wanstead, Walthamstow, and Leytonstone. It's a well-connected area with a strong community feel and plenty to explore.

WHAT ELSE?
- Make the Railway Bell your new local. Six minutes away, this traditional pub has a cracking drinks list, great food, friendly staff and plenty of entertainment.
- Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe where ingredients are sourced with great care resulting in some exceptional brunches. It's just eight minutes away on foot. Around fifteen minutes away you'll find Jones & Sons, the sister brand of the Dalston dining hot spot - you'll want to visit asap. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers' market is held.
- Parents will be pleased to learn there's an abundance of highly regarded primary and secondary schools in the area.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

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Bedroom
12'2" x 17'5"

Reception Room
11'1" x 13'0"

Conservatory
11'1" x 9'11"

Sun Room
10'7" x 4'6"

Bathroom
7'9" x 9'8"



Kitchen
12'2" x 11'1"

Ensuite
8'0" x 4'3"

Bedroom
12'2" x 10'5"

Garden
49'2"



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