THE STOW BROTHERS

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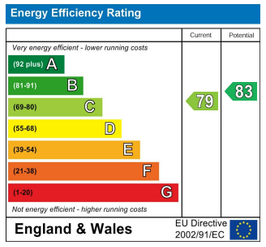

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CHARTERIS ROAD, WOODFORD

Offers In Excess Of £1,100,000 Freehold
5 Bed House

Features:

- Fully Refurbished Five Bedroom House
- Semi Detached / Corner Plot
- Loft / Kitchen & Double Storey Side Extensions
- Three Bathrooms / Ground Floor WC & Utility Room
- Off Street Parking - Electronic Gates
- 2535 sq ft
- Short Walk To Woodford Station
- Chain Free

Beautifully refurbished and set in a sought-after part of Woodford, this five-bedroom semi-detached home blends contemporary style with practical living. Highlights within the 2,535 sq ft include a loft, kitchen and double-storey side extension, three bathrooms, a ground floor WC, utility room. As well as off-street parking behind electronic gates.

Excellent local schools, independent stores, coffee shops and the greenery of Epping Forest are all nearby, while Woodford station offers quick Central line access. It's all offered chain-free, too.

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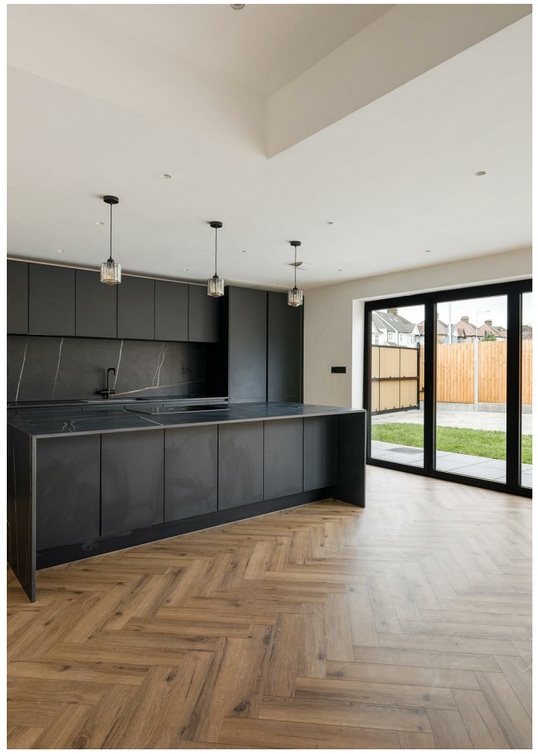
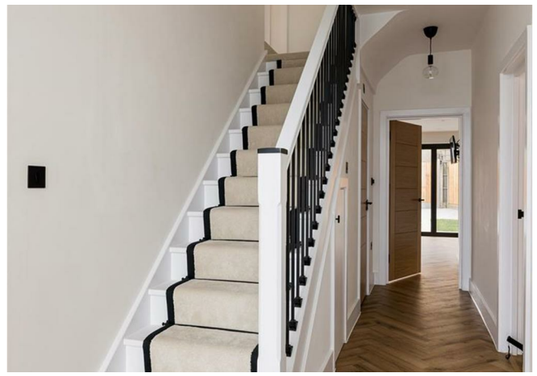
0203 3691818





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IF YOU LIVED HERE...

This is a home that immediately sets a tone of privacy and quality, with tucked away off-street parking and a corner-plot position offering it's first obvious highlights.

Step inside and you're welcomed by a generous entrance hall, finished in a clean, contemporary style that flows throughout the home, emphasised by the parquet flooring and neutral decor. To the front, a spacious reception room with a bay window and feature fireplace provides an elegant setting, ideal as a formal living room or cosy retreat.

Moving through, the layout opens up beautifully to the rear. The heart of the home is the impressive kitchen/dining/reception space, created as part of the rear extension. This expansive, light-filled room is perfect for modern family life and entertaining, with wide doors opening directly onto the garden, as well as a central island, pristine units and high spec appliances. A separate utility room and a convenient ground floor WC sit just off the kitchen, and you have another reception, too, which could be perfect for a playroom, cinema or office.

The double-storey side extension has significantly enhanced the proportions upstairs. On the first floor, you'll find four well-balanced bedrooms, including one with a sleek ensuite shower room and a mezzanine. A stylish family bathroom with twin basins and both a tub and separate shower serves the remaining bedrooms, all finished to a high standard.

The loft extension adds an excellent fifth bedroom, complete with its own ensuite and useful eaves storage.

Outside, you'll find a spacious, low-maintenance west-north-facing garden, thoughtfully laid with a combination of lawn and paving. Enjoy long afternoon and evening light, while the side access and secure parking via electric gates add both practicality and peace of mind.

With easy access to Woodford's shops and Central line connections, this is a forever home where every detail has been carefully considered.

WHAT ELSE?

-Despite all the greenery, you'll never be stuck for essentials since there's an abundance of convenience stores nearby, including a Waitrose and M&S in nearby South Woodford.
-How about a stroll towards Highams Park, stopping at the Rose & Crown pub for some tasty grub and a pint served up in a friendly atmosphere?
- Moving in celebration? Just a short stroll along Woodford High Road is Pizzeria Bel-Sit, a long-loved Italian restaurant known for its warm atmosphere and authentic food. Locals and visitors alike come here for classic dishes, all served in a lively, family-run setting that feels both casual and special.

A WORD FROM THE EXPERT...

"If you are new to Woodford Green, a quick walk or drive around the area shows what a fantastic place it is, but here is a bit of insider insight. I first got to know it through its great food, drink and nightlife. There is a mix of cosy pubs, independent cafés, smart cocktail spots and lively restaurants, so there is always somewhere new to try. Food lovers have plenty of choice, from classic fish and chips to Mediterranean dishes, hearty Sunday roasts and authentic Italian favourites. Whether you want a quick bite or a long lunch with friends, the dining scene has something for everyone. What truly sets Woodford Green apart is the green space. Epping Forest is only minutes away and offers one of the most impressive natural landscapes in the region. Closer to home, Ray Lodge Park is popular with families and dog walkers, with woodland, good paths and a welcoming atmosphere".

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

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Reception Room
12'9" x 17'4"

Kitchen / Dining / Reception Room
31'4" x 23'7"

Utility Room
10'8" x 5'1"

WC

Reception Room
8'7" x 14'9"

Bedroom
7'10" x 7'4"

Bedroom
11'6" x 17'4"

Bedroom
11'7" x 12'0"

Bathroom
7'8" x 9'6"

Bedroom
10'7" x 19'9"

Ensuite
8'5" x 4'5"

Bedroom
15'5" x 20'4"

Ensuite
5'10" x 7'0"

Loft Room
10'7" x 19'3"

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