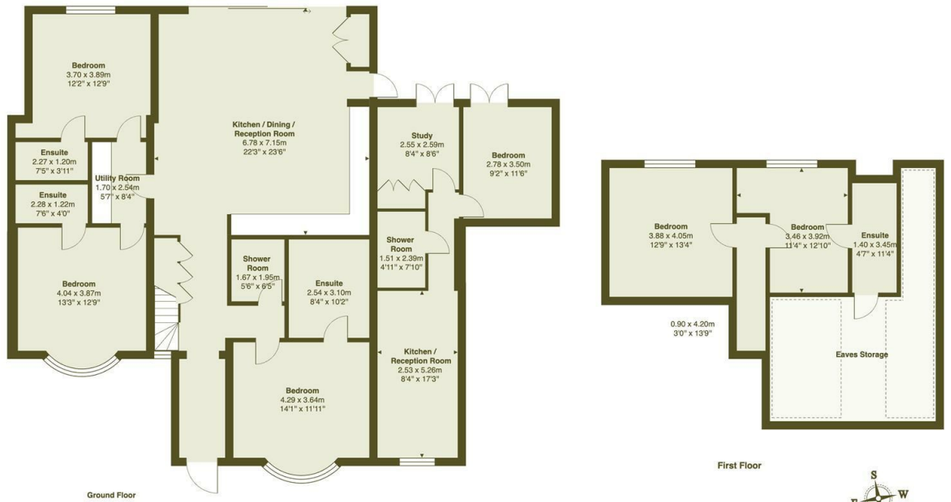
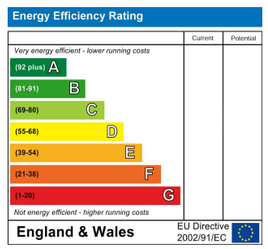
Garden - approx. 16.3m x 11.1m



Total Area: 216.4 m² ... 2329 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only





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

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



LILIAN GARDENS, WOODFORD GREEN

Offers In Excess Of £1,050,000 Freehold

6 Bed House

Features:

- Six Bedroom Bungalow
- Immaculately Presented
- Cul De Sac
- Short Distance To South Woodford And Woodford Tube Stations
- Self-Contained Annexe
- Landscaped Garden
- Catchment For Outstanding School
- Off Street Parking
- Large Living Area
- Main Bedroom With En-Suite And Sauna

There's a lot to love about this spacious six-bedroom home, tucked away on a quiet cul-de-sac within easy reach of South Woodford and Woodford. Immaculately finished throughout, it offers an unusually flexible layout with generous living space, a self-contained annexe, landscaped garden, off-street parking and even a sauna.

REQUEST A VIEWING
0203 3691818















IF YOU LIVED HERE...
Behind its private driveway, this spacious six-bedroom semi-detached home offers an impressively flexible layout, with generous living space, a self-contained annexe and a beautifully landscaped garden. Set quietly within a cul-de-sac, it's also fantastically placed for the amenities, green spaces and transport links of South Woodford and Woodford.

Inside, everything has been immaculately finished, with a lovely balance of character and modern convenience. There's a generous open-plan kitchen, dining and reception space at the heart, alongside multiple bedrooms and bathrooms, while the separate annexe gives you even more possibilities for family, guests, working from home or independent living.

The main living space is a particularly impressive room, with large glazed doors that open directly onto the garden, while the kitchen has been cleverly integrated into the space, making this a sociable room for everyday life as well as entertaining. As well as a central island, it has plenty of storage in the sleek units, as well as high spec appliances, including an American-style double fridge.
There's also a downstairs shower room and a utility room, while the main section ground floor also has three bedrooms, all with en-suite. The living space continues upstairs, where you'll find two further bedrooms, eaves storage and another en-suite, creating plenty of privacy for a large family.

The self-contained annexe is a real highlight, with its own kitchen/reception room, bedroom, study and shower room, as well as garden access. Whether you need somewhere for an older relative, a teenager, visiting family or simply a brilliant work-from-home setup, the possibilities here are extensive.

Outside, the landscaped garden is a lovely extension of the living space, with a decked patio, lush lawn and gorgeous variety of mature foliage, including majestic palms. There's also off-street parking to the front.

You're surrounded by some lovely green spaces, too, with Elmhurst Gardens, Epping Forest and Roding Valley all within easy reach.
South Woodford has an excellent selection of shops,, restaurants and everyday essentials, including Waitrose and M&S, as well as the Odeon cinema.

WHAT ELSE?
-South Woodford station is around 15 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.
-Parents will be pleased to learn there's an abundance of highly regarded primary and secondary schools in the area.
- Fancy a bite to eat? Head to Bobo & Wild, an independent cafe renowned for sourcing exceptional ingredients to create standout brunches. Be sure to mark your calendar for every third Sunday of the month, when the South Woodford Farmers' Market takes place.



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

REQUEST A VIEWING
0203 3691818

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM









REQUEST A VIEWING
0203 3691818

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM







Bedroom
14'0" x 11'11"

Ensuite
8'3" x 10'2"

Shower Room
5'5" x 6'4"

Kitchen / Dining / Reception Room
22'2" x 23'5"

Utility Room
5'6" x 8'3"

Bedroom
13'3" x 12'8"

Ensuite
7'5" x 4'0"

Bedroom
12'1" x 12'9"

Ensuite
7'5" x 3'11"

Kitchen / Reception
8'3" x 17'3"

Shower Room
4'11" x 7'10"

Study
8'4" x 8'5"

Bedroom
9'1" x 11'5"

Bedroom
12'8" x 13'3"





REQUEST A VIEWING
0203 3691818

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM