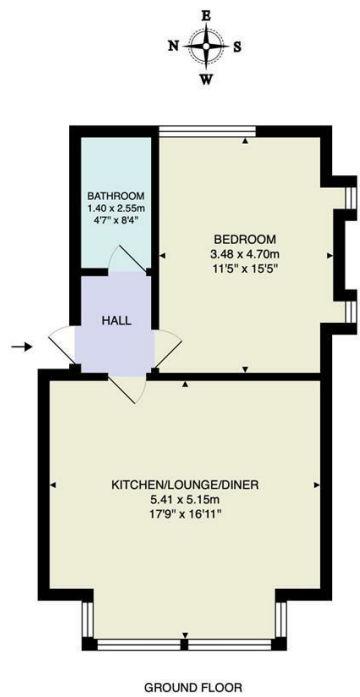




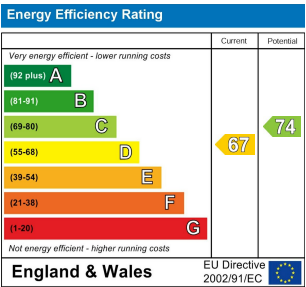
Kitchen/Lounge/Diner
17'8" x 16'10"

Bedroom
11'5" x 15'5"

Bathroom
4'7" x 8'4"

Total Area: 50.2 m² ... 541 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



HIGH ROAD, WOODFORD GREEN

Offers In Excess Of £300,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Edwardian Conversion
- Ground Floor
- Beautifully Presented & in Modern Condition
- High Ceilings & Large Bay Window
- Off Street Parking
- New Boiler & Sash Windows
- Side Access to Communal Garden
- Chain Free & Long Lease Upon Completion
- Short Walking Distance to South Woodford Underground Station
- Close to Shops & Amenities

Set on the High Road in Woodford Green, this immaculate one-bedroom ground floor Edwardian conversion combines characterful proportions with modern finishes, all within easy reach of South Woodford station, local shops and everyday amenities. Offered chain free, with a long lease upon completion, off street parking and access to a communal garden, it's a thoughtfully updated home in a well-connected setting.

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

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IF YOU LIVED HERE...

Step through the front door and into a welcoming hallway, where the care taken throughout the home is immediately apparent. The shower room sits just off the entrance and has been stylishly updated with contemporary tiling, a walk-in shower and clean, modern fittings.

Beyond, the spacious open plan kitchen and reception room is full of natural light thanks to its large bay window and notably high ceilings. The generous proportions create a wonderful sense of openness, while the neutral palette and modern finish make it easy to settle straight in. The kitchen is neatly arranged, with plenty of room remaining for both dining and relaxation.

To the rear, the double bedroom is a calm and comfortable retreat, with soft tones, ample space for furnishings and stunning new sash windows. Like the rest of the home, it has been carefully maintained and is presented in excellent order. Outside, side access leads to the communal garden, providing a pleasant

shared outdoor space to enjoy during the warmer months. Practical improvements include a new boiler for further peace of mind.

WHAT ELSE?

- South Woodford Underground station is within a short walk, with Central line services providing direct links to Stratford, Liverpool Street and the West End.
- George Lane is close by, home to an excellent selection of independent cafés, restaurants and everyday conveniences, including Bobo & Wild, Dada's and Bread & Oregano.
- For green space, both Epping Forest and the beautiful surroundings of Hollow Ponds are within easy reach, offering acres of woodland walks, cycling routes and waterside scenery.



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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