

Total Area: 87.4 m² ... 940 ft² (excluding conservatory)
All measurements are approximate and for display purposes only.

Reception Room
21'6" x 18'6"

Kitchen
9'5" x 7'9"

Conservatory
10'5" x 10'2"

WC

Bedroom
10'1" x 9'6"

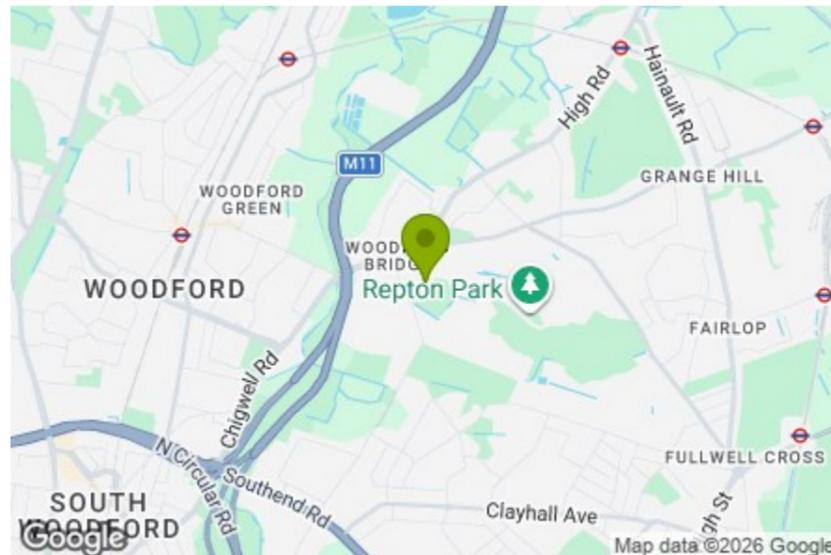
Bedroom
12'5" x 8'2"

Bedroom
8'11" x 8'9"

Bathroom
9'6" x 5'7"

Garage
17'1" x 7'8"

Garden
36'1"



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | 74 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



OWEN GARDENS, WOODFORD GREEN Offers In Excess Of £600,000 Freehold 3 Bed House



Features:

- Three Bedroom Terrace
- Large Driveway For Multiple Cars
- Garage
- Conservatory
- First Floor Bathroom & Ground Floor WC
- Mature Rear Garden
- Woodford Bridge Location
- Short Walk To Claybury Park

In a sought-after corner of Woodford Bridge, this three-bedroom terrace presents a home of balance and comfort, with generous proportions inside and out. A broad frontage provides parking for multiple cars and is enhanced by the practicality of an integral garage. The ground floor flows with ease, featuring a conservatory that extends the living space, while the inclusion of a bathroom upstairs and an additional WC below suits the needs of a busy household. To the rear, a mature garden provides an inviting outdoor haven, and just a short stroll away, the open green expanse of Claybury Park awaits.

REQUEST A VIEWING
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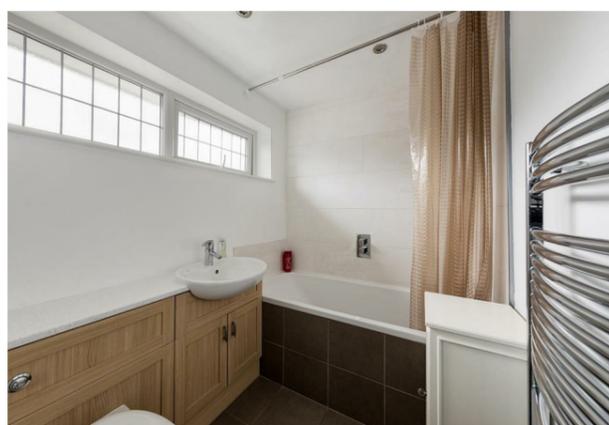
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IF YOU LIVED HERE...

This smartly presented home is fronted by a red-brick façade with white-framed windows, complemented by a paved approach that provides off-street parking and a tidy welcome. Stepping inside, the hallway leads to a spacious reception room where a large front window and French doors to the rear fill the interior with daylight. A ground floor WC sits just off the hall, while the layout flows easily into the conservatory, an airy extension of the living space. From here, glass double doors open onto a patio, offering a seamless connection with the outdoors. The kitchen is finished with clean modern lines and a striking mosaic splashback that adds character. A glazed door opens onto the rear grounds, enhancing the sense of brightness and providing a natural link between indoors and out. The garden itself is generous in scale, with a wide stretch of lawn framed by planted borders. A paved seating area by the house provides the perfect spot for dining or simply enjoying the surroundings, while steps lead down to the lawn for a peaceful outdoor retreat. Upstairs, the landing is naturally bright, with soft tones and a white balustrade giving a cohesive feel. Three bedrooms are arranged across this level, two comfortable doubles and a further well-proportioned room, each styled with a neutral finish or soft decorative touches. The family bathroom offers both a separate shower and fitted bath, with contemporary tiling and built-in cabinetry adding refinement. The surrounding area offers a wonderful mix of green space, local favourites and excellent connections. Woodford Bridge blends village character with independent

cafés, restaurants and convenience shops, making it easy to grab a coffee, enjoy a meal out or pick up daily essentials. Claybury Park is close by, with woodland walks, open fields and a playground popular with families and dog walkers. Dining options include The Summer Café for fresh breakfasts, Jaipur of Chigwell for authentic Indian cuisine, and The Three Jolly Wheelers, a traditional pub full of character. A drive of around ten minutes brings you to George Lane and Wanstead High Street, lined with boutique shops and independent cafés. Schooling is well served, with the sought-after Roding Primary School only a thirteen-minute walk away.

WHAT ELSE?

A quick bus journey will see you at Woodford Station in around fifteen minutes, where the Central line provides direct access to Liverpool Street and Oxford Circus. The area is also well served by local bus routes, linking you with surrounding neighbourhoods including Chigwell and South Woodford, making both commuting and leisure trips straightforward.



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 Mezza 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 BRANCH MANAGER

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