



Total Area (Excluding Garage): 162.0 m² ... 1744 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.

- Porch
- Garage
8'6" x 20'8"
- Downstairs WC
- Reception
13'5" x 14'0"
- Kitchen/Diner
20'9" x 15'8"
- Conservatory
9'11" x 16'4"
- Dining Room
11'3" x 8'11"
- Utility
6'2" x 11'7"
- Bedroom
12'3" x 14'0"
- Dressing Room
- Ensuite
8'6" x 4'11"
- Bedroom
8'6" x 13'4"
- Bathroom
6'7" x 8'11"
- Bedroom
10'11" x 9'0"
- Bedroom
8'9" x 12'4"
- Garden
approx 102'0" x 31'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



WOODBERRY WAY, CHINGFORD

Offers In Excess Of £1,200,000 Freehold 4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- Semi Detached
- Approx. 1744 Square Foot
- Easy Access to Chingford Station
- Potential To Extend (STPP)
- Large Driveway
- Circa 102 Foot Rear Garden with Direct Access to Epping Forest
- Downstairs WC and Separate Utility Room
- Private Garage
- Quiet Residential Location

This beautifully designed four-double-bedroom semi-detached home sits in a fantastic spot on a quiet road at the edge of Epping Forest. Despite its peaceful setting, Chingford station is strolling distance, with frequent trains running to London Liverpool Street in around 25 minutes.

Inside the 1,744 square foot home, highlights include a beautiful kitchen-diner, utility room, conservatory, ground floor WC, first floor bathroom, plus a master with dressing room and ensuite. Outside, there's a private driveway, garage and an impressive 102 foot rear garden. The home also offers exciting potential to extend (STPP).

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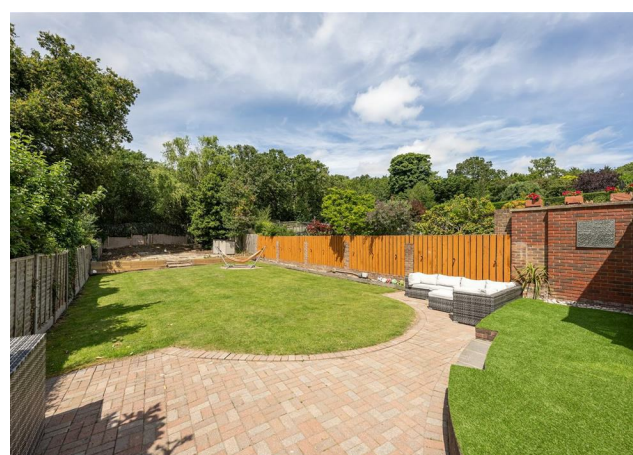
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IF YOU LIVED HERE...

Beyond the private driveway, this beautifully proportioned home showcases a layout that makes the most of every inch.

Step inside and you'll immediately feel the warm atmosphere thanks to the bright hallway, complete with sweeping herringbone wood flooring and bespoke understairs storage. Continue into the front reception room, where large bay windows fill the space with light, while a striking fireplace, ceiling rose and custom carpentry add character and charm.

Next door, the kitchen/diner has been thoughtfully designed with both style and practicality in mind, featuring quartz worktops, high-spec appliances such as a hot water tap, ample storage and a central island. The adjoining conservatory enhances the sense of space and light, while a convenient ground floor WC and large utility room add further practicality. Leading to the garden, there's also a separate dining room, which benefits from an abundance of natural light while remaining a wonderfully self-contained space. The view across the west-facing garden is fantastic, you'll love the rich foliage and secluded seating area, where mature trees provide the perfect backdrop. There's even a gate leading directly to the forest.

Head upstairs and you'll find four thoughtfully finished bedrooms, including a standout master with an ingenious dressing room and sublime ensuite. The family

bathroom continues the home's balance of style and practicality.

A short stroll beyond your driveway brings you to the doorstep of the 6,000-acre Epping Forest. Continue on and you'll reach Pole Hill, where sweeping views across London await as a reward for the climb.

Chingford itself has a thriving food and drink scene. The Royal Forest was recently taken over by Raymond Blanc's Heartwood Collection as part of a multi-million-pound refurbishment. The area is also home to Gina's, a newly opened chophouse from acclaimed pastry chef Ravneet Gill and her husband, already tipped by British Vogue as having the potential to become "London's new foodie hotspot."

Chingford station is 0.7 miles away. From there, you can reach Liverpool Street on the Overground in around 26 minutes, or change three stops down the line at Walthamstow for the speedy Victoria line. Walthamstow and Highams Park are also easily accessible by bus.

WHAT ELSE?

- Not only do you have off-street parking and a garage, but you can reach the M25 in around ten minutes.

- As well as having the sprawling Epping Forest on your doorstep, you've also got some incredible outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company.



A WORD FROM THE EXPERT...

"One of the things I love most about Chingford is the balance it offers. You've got Epping Forest right on the doorstep, so walks, cycling and fresh air are never far away, while central London is still within easy reach.

Weekends might mean a walk through the forest with the dog, finishing at The Butler's Retreat, while The Royal Forest is always a favourite for food and drinks with friends. Gina Restaurant is another local highlight. Owned by chef Ravneet Gill and her husband Mattie Taiano, it earned a Michelin Bib Gourmand in 2026 for its thoughtful food and great value.

What really makes the area special though is the community feel. People are friendly, there's plenty of choice between Chingford Mount and North Chingford, and it offers a brilliant mix of green space, local gems and affordability compared with many parts of London."

LACHLAN HALL
E4 ASSISTANT BRANCH MANAGER

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