



Reception Room
13'11" x 16'5"

Reception Room
10'10" x 16'2"

Kitchen
7'11" x 14'7"

Bedroom
11'10" x 16'5"

Bedroom
6'9" x 6'0"

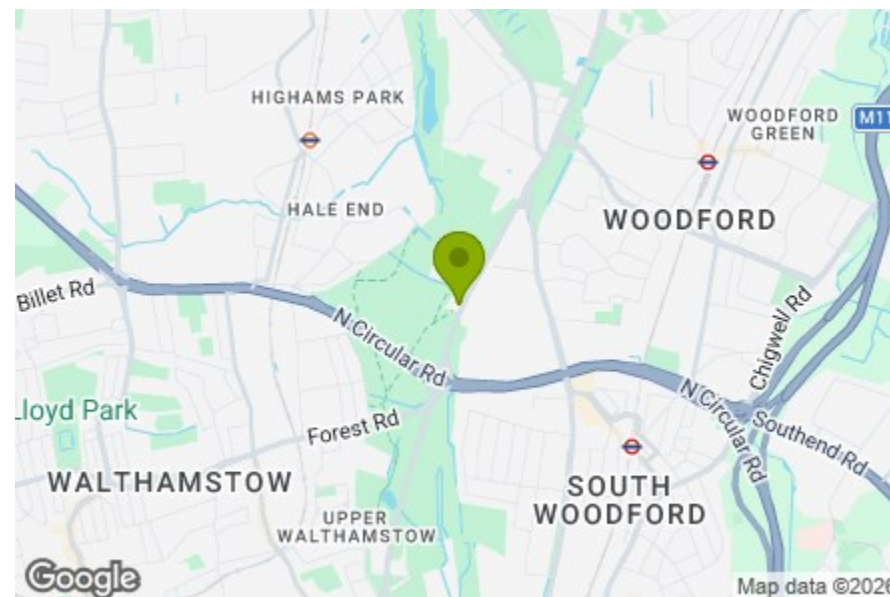
Bedroom
11'10" x 14'7"

Bathroom
6'9" x 11'3"

Bedroom
17'6" x 15'3"

Ensuite
4'5" x 7'10"

Garden
20'4" x 51'2"



| Energy Efficiency Rating | |
|---|-------------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (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 |



OAK HILL GARDENS, WOODFORD GREEN

Offers In Excess Of £725,000 Freehold
4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Mid Terrace 1920's
- Moments From Epping Forest
- Approx. 1453 Square Foot
- Potential To Extend (STPP)
- Quiet Cul De Sac
- Circa 52 Foot Rear Garden
- Easy Access to Highams Park and Woodford
- Outdoor WC
- Private Parking to the Rear of the Property

An impressive four bedroom 1920s mid terrace, just moments from Epping Forest. Well placed for both Woodford and Highams Park, this is a beautiful and practical family home in lovely decorative order, with plenty of period character still intact. Set on a quiet cul-de-sac, with approximately 1,453 square feet of internal space, a circa 52 foot rear garden and potential to extend subject to planning permission, it offers a wonderful balance of comfort and future possibility.

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

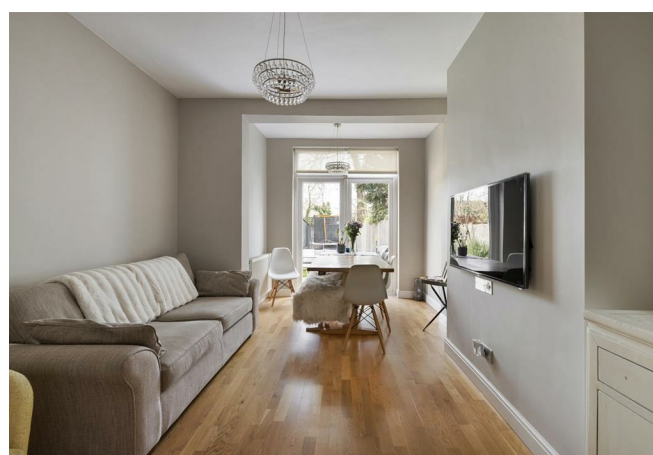
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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@STOWBROTHERS

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0203 369 6444



IF YOU LIVED HERE.....

Step inside and the generous proportions are clear straight away. At the front, the first reception room is full of natural light thanks to the broad bay window, while warm wooden flooring and a soft, neutral palette create an easy sense of calm. A second reception room sits behind, continuing the same thoughtful style and offering plenty of flexibility, whether you need a dining room, family room or somewhere to work and unwind.

To the rear, the kitchen is arranged in a practical galley style, with cabinetry running along both sides, dark worktops and glossy splashbacks. Glazed doors draw in plenty of light and open onto the garden, making the whole space feel bright and connected to the outdoors. The rear garden stretches to around fifty two feet, with a decked seating area, lawn and an outbuilding at the far end, so there is plenty of room for relaxing, entertaining or family life to spill outside in the warmer months.

Upstairs, the first floor gives you three bedrooms and a generous

family bathroom. Two are especially good doubles, while the smaller room would work beautifully as a nursery, study or child's bedroom. The bathroom has been finished in a smart contemporary style, with both a bath and a separate shower. On the top floor, the principal bedroom enjoys a sense of privacy along with eaves storage and an ensuite, making it a lovely retreat at the end of the day. Altogether, this is a home with real flexibility, ready to adapt as life changes.

WHAT ELSE?

- Epping Forest is just moments away, bringing miles of woodland walks and open green space right into everyday life.
- A fifteen minute walk through the forest brings you to Highams Park, where you can stop for tea and cake at Humphry's Cafe before wandering down to the lake.
- Parents will be pleased to know there's an abundance of great schools in the area, one of the reasons this is such a popular spot for families.



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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