

Total Area: 73.0 m² ... 786 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.

- Kitchen
9'0" x 8'3"
- Reception
15'7" x 16'0"
- Storage
- Bathroom
6'4" x 5'7"
- Bedroom
8'10" x 13'1"
- Bedroom
8'10" x 11'3"
- Bedroom
6'6" x 7'9"
- Garden
24'11" x 20'9"



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (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 | |



DIANA CLOSE, SOUTH WOODFORD

Offers In Excess Of £575,000 Freehold 3 Bed House - End Terrace



Features:

- Three Bedroom Well Presented Home
- Rarely Available & Refurbished Throughout
- End Of Terrace & Side Access
- Short Distance to South Woodford Underground Station
- Backs Onto Elmhurst Gardens
- Brand New Appliances
- West Facing Garden
- Close To Roding Valley Park
- Full Electrical Rewire With New Boiler & Plumbing
- Garage Available At Separate Purchase

Occupying a peaceful cul-de-sac in the heart of South Woodford, this refurbished three bedroom home combines fresh, contemporary interiors with a wonderfully green setting, backing directly onto Elmhurst Gardens. Offered chain-free and with a west facing garden, it provides comfortable family living in a location that balances quiet residential surroundings with excellent convenience. South Woodford Station, George Lane's independent cafés, restaurants and shops, along with the open spaces of Roding Valley Park, are all within easy reach.

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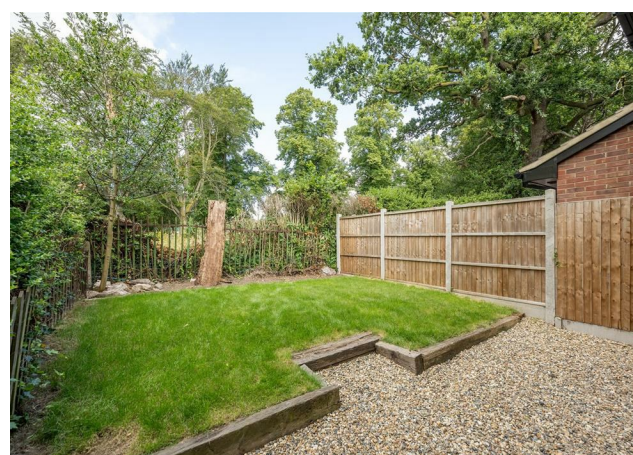
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IF YOU LIVED HERE...

Step inside and you'll find a welcoming entrance hall leading through to a generous reception room stretching almost sixteen feet in length. Recently refurbished throughout, the interiors feel fresh and ready to move straight into, with soft neutral décor and wide glazed doors drawing plenty of natural light into the living space. They also create an easy connection with the west facing garden, making the room equally suited to relaxed evenings and entertaining friends. The separate kitchen sits at the front of the house, finished in a contemporary style with sleek cabinetry, generous worktop space and room to cook comfortably, while remaining nicely separate from the main living area.

Upstairs, all three bedrooms are arranged around the central landing alongside the family bathroom. The principal bedroom sits at the front with fitted mirrored wardrobes providing excellent storage, while the second double enjoys a particularly peaceful outlook across the greenery beyond. The third bedroom offers welcome flexibility as a child's room, guest bedroom or home

office. The bathroom has been updated in keeping with the rest of the house, with clean modern finishes and a bath with shower above. Outside, the west facing rear garden backs directly onto Elmhurst Gardens, creating an open, leafy outlook and an unexpectedly peaceful setting to enjoy throughout the warmer months.

WHAT ELSE?

- South Woodford Underground Station is within easy walking distance, with Central line services providing straightforward journeys into the City, the West End and beyond.
- George Lane is home to local favourites including Bobo & Wild for coffee, Jones & Sons for relaxed dining and The Railway Bell, while the monthly South Woodford Farmers' Market is a popular weekend fixture.
- Roding Valley Park is close by for riverside walks, open green space, sports facilities and play areas. Parents will also appreciate the selection of well-regarded local schools nearby.



A WORD FROM THE EXPERT...

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre is George Lane, home to M&S, Waitrose and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Boxx & Pause Pilates are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT
E18 BRANCH MANAGER

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