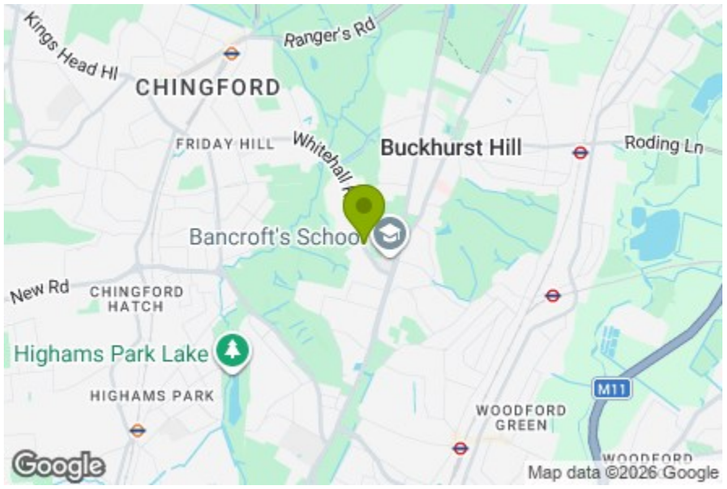
THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



Total Area (Excluding Cellar, Eaves Storage & Garage): 123.0 m² ... 1324 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.



Front Garden
31'9" x 24'7"

Reception
15'5" x 12'8"

Reception
9'11" x 11'4"

Kitchen
10'2" x 10'2"

Reception
10'2" x 7'11"

Bathroom
9'11" x 6'10"

Bedroom
9'11" x 11'4"

Bedroom
15'7" x 12'10"

Bedroom
15'3" x 16'2"

Eaves Storage

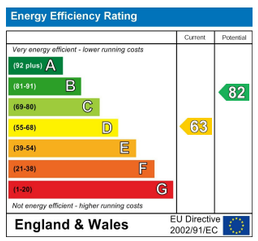
Eaves Storage

Eaves Storage

Cellar
4'9" x 12'8"

Garage
17'5" x 7'5"

Rear Garden
61'2" x 27'2"



E11, E7, E12 & E15
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E17 & E10
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WHITEHALL ROAD, WOODFORD GREEN

Offers In Excess Of £775,000 Freehold

3 Bed House

Features:

- Three Bedroom Period House
- Arranged Over Three Floors
- Three Reception Rooms
- Adjacent To Epping Forest
- Accessible To Woodford and Chingford
- Large Front and Rear Gardens
- Approx 1324 Square Foot

A home full of personality, with generous living spaces, thoughtful touches and plenty of natural light. From the beautifully detailed reception rooms to the colourful loft bedroom, there's a lovely balance of traditional features and individual style throughout, with a garden providing a welcome spot to enjoy the outdoors.

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IF YOU LIVED HERE..

Step inside and you'll find interiors that feel welcoming and full of character. The reception spaces feature warm wood flooring, decorative cornicing and an inviting mix of contemporary furnishings and traditional details. One room is currently arranged as a dining space, with white cabinetry and shelving providing plenty of storage, while another offers a lovely setting for relaxing, with a fireplace and natural light adding to the atmosphere.

The kitchen brings a confident splash of colour, with deep navy cabinetry, warm wooden worktops and natural stone tiling. A traditional Belfast sink sits beneath the window, while the adjoining dining area enjoys a wonderful outlook over the garden. Wide glazed doors allow daylight to pour in and open directly onto the patio, making it an inviting spot for morning coffee or leisurely weekend lunches.

The bedrooms have their own individual appeal. One is finished in soft lilac, with traditional cornicing, wood flooring and room for a desk alongside the bed. Upstairs, the loft bedroom makes a real impression with its rich berry-coloured walls, sloping ceilings and skylights. There's plenty of space for furniture, including wardrobes and a dedicated working area.

Outside, the garden offers a combination of paving and greenery, with space to sit and enjoy the warmer months. A separate gravelled side area also provides useful outdoor storage.

WHAT ELSE?

Perfectly positioned between Woodford Green and Chingford, you'll enjoy the best of both neighbourhoods. Woodford Green offers leafy streets, independent cafés and restaurants, while Chingford's lively Station Road is home to local favourites including Sushi Monster, Gina Café and The Rusty Bike. There's plenty to explore, whether you're heading out for brunch, meeting friends or enjoying a leisurely weekend.

Epping Forest is practically on your doorstep, with miles of woodland trails, peaceful walking routes and beautiful scenery throughout the seasons. Head towards Chingford Plain for wide open spaces, or explore the forest paths around Woodford Green. It's a wonderful part of London for anyone who enjoys spending time outdoors.

You're well connected from both directions, with Woodford Station providing Central line services towards Stratford, Liverpool Street and the West End, while Chingford Station offers Overground trains to Liverpool Street. Having access to both lines makes travelling across London wonderfully convenient, whether for work or weekends



A WORD FROM THE OWNER..

"We have lived here very happily for the past 27 years. The small woodland area adjoining Forest Road is part of Epping Forest's Scientific Conservation area (SSSI) and cannot be developed into further housing. There is easy access to the rest of Epping Forest and all that it has to offer whilst also having easy access to central London. The local schools both state and private are excellent as is the public transport. We are sad to be leaving but ready for our next adventure. "

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