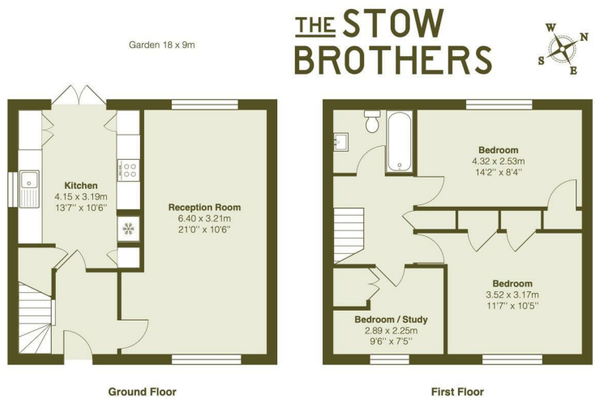


Total Area: 83.4 m² ... 898 ft²

All measurements are approximate and for display purposes only

Reception Room
20'11" x 10'6"

Kitchen
13'7" x 10'5"

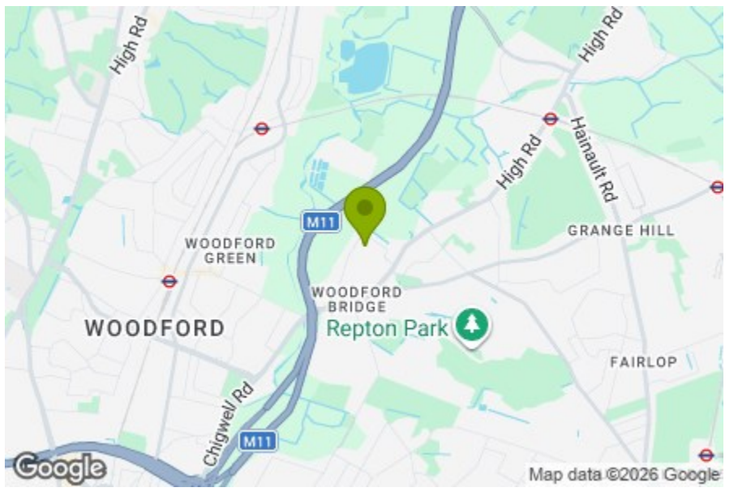
Bedroom / Study
9'5" x 7'4"

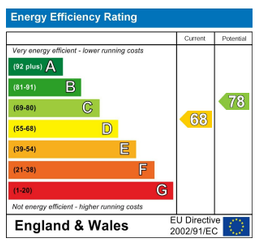
Bedroom
11'6" x 10'4"

Bedroom
14'2" x 8'3"

Bathroom

Garden
59'0" x 29'6"





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

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MORETON GARDENS, WOODFORD GREEN

Offers In Excess Of £550,000 Freehold

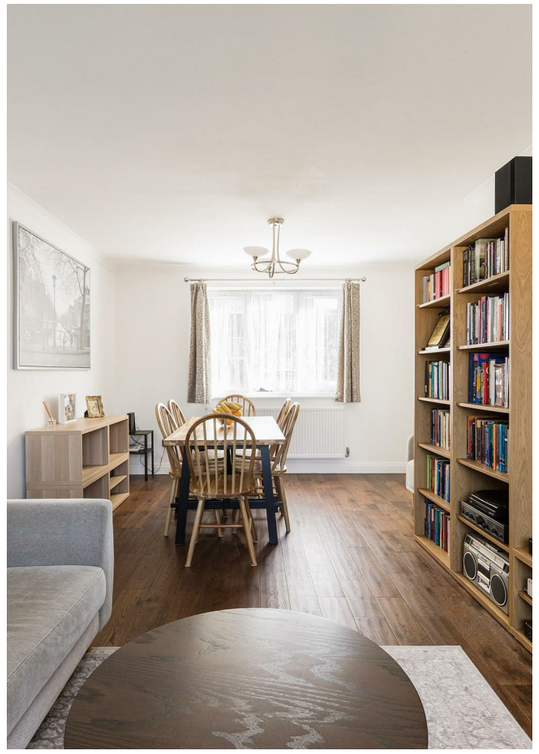
3 Bed House

Features:

- Three Bedroom Home
- Immaculately Presented
- Semi-Detached
- Large Garden
- Off Street Parking
- Short Distance To Roding Valley Park
- Good Transport Links
- Easy Access To Local Amenities
- Close To Outstanding Schools

An immaculately presented three bedroom semi-detached home in Woodford Green, with beautifully maintained interiors, a generous rear garden and the added convenience of off-street parking. Offering a lovely balance of comfortable living space and outdoor room to enjoy, this is a home that feels ready to settle into. Roding Valley Park is close by for riverside walks, while local shops, cafés and transport connections are all within easy reach.

REQUEST A VIEWING
0203 3691818

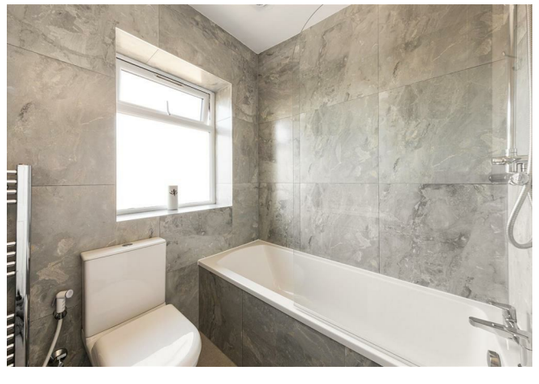














IF YOU LIVED HERE...

Step inside and you'll find a thoughtfully arranged home, with a bright reception room extending from the front of the property towards the rear. There's plenty of space to create separate areas for relaxing and dining, making it equally suited to quiet evenings and having friends over. The adjoining kitchen is accessed from the hallway and has a practical layout, with cabinetry and worktop space along both sides. French doors open directly onto the rear garden, bringing the outdoors into everyday life. At approximately 18 metres long, the garden offers plenty of room for outdoor dining, entertaining or simply enjoying a sunny afternoon.

Upstairs, the same sense of care continues across three bedrooms and the family bathroom. Two well-proportioned bedrooms provide comfortable spaces for sleeping and relaxing, while the third is particularly versatile, equally suited to a child's bedroom, nursery or dedicated home office. The bathroom is fitted with a bath and shower above, while useful built-in storage can be found along the landing. With approximately 898 square feet of internal space, the layout makes good use of every room, and the home's end-of-terrace position and private parking add further everyday practicality.

WHAT ELSE?

· Roding Valley Park is close by, offering riverside walking and cycling routes, pockets of woodland and plenty of opportunities to enjoy the outdoors. Nearby Ray Park also has tennis courts, playing fields and the James Leal Centre café.
· Woodford Station provides Central line connections towards Stratford, Liverpool Street and central London, making journeys across the capital straightforward.
· Woodford Bridge offers a selection of local shops and places to eat, while the surrounding Woodford Green area has further cafés and restaurants to explore, including independent dining options along the High Road.



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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