

Total Area: 58.7 m² ... 632 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.

Reception
11'6" x 20'7"

Kitchen
7'1" x 7'10"

Bedroom
7'11" x 10'0"

Bedroom
7'5" x 10'2"

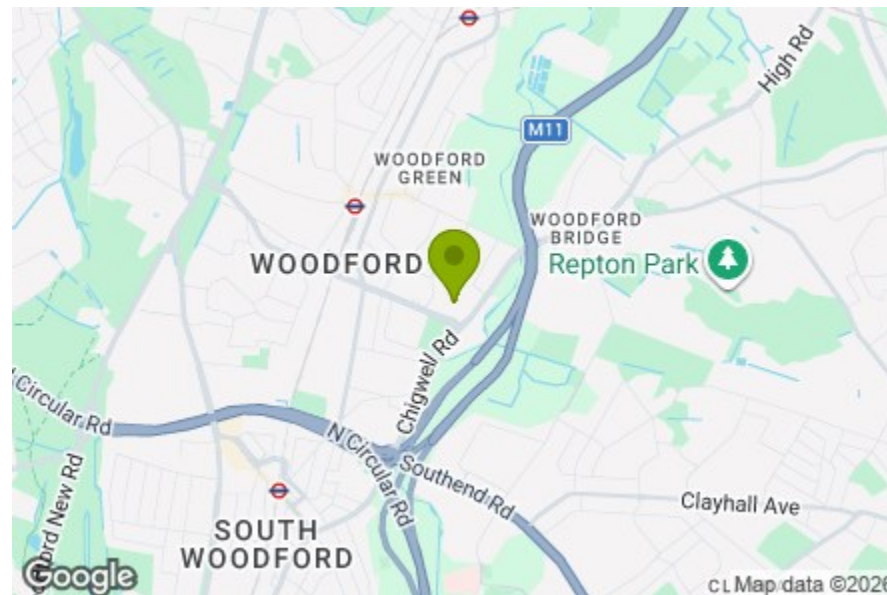
Bedroom
6'11" x 7'1"

Bathroom
6'4" x 6'11"

Storage

Porch

Garden
approx. 31'5" x 16'4"



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | 74 | |
| (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 | |



HOOKSTONE WAY, WOODFORD GREEN Offers In Excess Of £415,000 Freehold 3 Bed House



Features:

- Modern Semi Detached House
- Three Bedrooms
- Private Parking Space
- Chain Free Sale
- Secluded Garden With Rear Access
- Newly Fitted Kitchen
- First Floor Bathroom
- Cul-De-Sac Location

Situated on a quiet cul-de-sac in the much sought-after Woodford Green area, this smartly laid out three-bedroom semi-detached home boasts an impressive list of highlights. These include private parking, a secluded garden with rear access, a newly-fitted kitchen, and a first-floor bathroom. It's all offered chain-free, too.

As for location, it occupies a superb position, just a short walk from Woodford's excellent amenities (only 0.9 miles from the tube), as well as the greenery of Epping Forest and Roding Valley Park.

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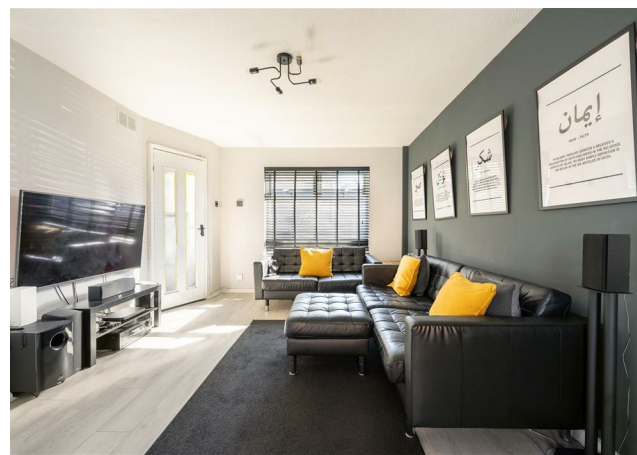
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IF YOU LIVED HERE...

It's hard not to be impressed by the modern design on offer here. With 632 square feet to enjoy, there's plenty of space to tailor the home perfectly to your lifestyle.

Step through the porch into a smart hallway, offering a glimpse of what's to come. To your left, the dual-aspect reception room is filled with natural light from generous windows. At the rear, the adjoining kitchen is another highlight, featuring sleek units and integrated appliances. There's also convenient built-in storage under the stairs.

Upstairs, you'll find three well-proportioned bedrooms and a thoughtfully designed family bathroom. Outside, the garden is both low-maintenance and nicely secluded, with the added benefit of rear access.

Beyond the home, you're just a short walk from both Ray Lodge Park and Roding Valley Park, where you can access the River

Roding for scenic waterside walks. Despite its charming, village-like feel, Woodford offers plenty of amenities. Be sure to visit Mojo's Brasserie, a lively spot known for its excellent brunches.

For trips into the West End, Woodford station is within easy walking distance, providing convenient access via the Central line.

WHAT ELSE?

-Drivers can be on the North Circular in just a few minutes, or the M25 in around 10 mins.

-Despite all the greenery, you'll never be stuck for essentials since there's an abundance of convenience stores nearby, including a Waitrose and M&S in nearby South Woodford.

- Parents will be pleased to know you have an abundance of fantastic schools in the area. It's one of the reasons the area is so popular with 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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