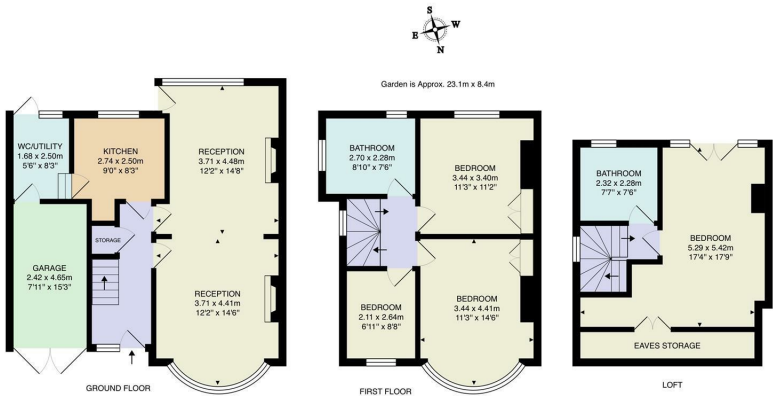




Total Area (Including Garage & Excluding Eaves Storage): 136.3 sq' ... 1467 sq'

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
12'2" x 14'5"

Reception
12'2" x 14'8"

Kitchen
8'11" x 8'2"

WC/Utility
5'6" x 8'2"

Garage
5'6" x 8'2"

Bedroom
6'11" x 8'7"

Bedroom
11'3" x 14'5"

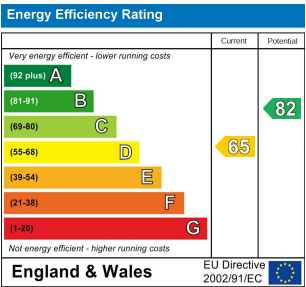
Bedroom
11'3" x 11'1"

Bathroom
8'10" x 7'5"

Bedroom
17'4" x 17'9"

Bathroom
7'7" x 7'5"

Garden
75'9" x 27'6"



PARKLAND ROAD, WOODFORD GREEN

Offers In Excess Of £900,000 Freehold 4 Bed House



Features:

- 1930's Semi Detached Family Home
- Four Comfortable Bedrooms & Two Bathrooms
- Driveway & Garage
- Catchment for Outstanding Schools
- South Facing Garden Bursting With Character
- Utility Room With WC
- Views Over Parkland
- Potential For Kitchen & First Floor Extensions
- Woodford Tube Station 0.5 Miles

A beautifully presented four bedroom 1930s semi detached family home, with a generous rear garden, garage and driveway parking. Arranged across three floors and extending to over 1,450 square feet, this is a house that has been thoughtfully updated while retaining the generous proportions that make homes of this era so enduringly popular. Backing directly onto parkland and enjoying a wonderfully open outlook, it offers a rare combination of space, privacy and convenience. Woodford Station, well-regarded schools, independent cafés and everyday amenities are all within easy reach, making it an exceptional family home in a sought-after Woodford Green setting.

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IF YOU LIVED HERE...

Stepping through the front door, you'll find bright, impeccably maintained interiors that feel both welcoming and timeless. The large through reception room forms the heart of the ground floor, with a bay-fronted sitting area to the front and a spacious dining area to the rear. Natural light flows from end to end, while soft neutral décor and carefully chosen finishes create a calm, cohesive feel throughout. The rear aspect is particularly special, with views across the garden towards the parkland beyond.

The kitchen is neatly arranged with sleek white cabinetry, tiled flooring and plenty of practical workspace. Beyond, a separate utility room incorporates a convenient ground floor WC and provides direct access to the garden. Outside, the beautifully tended rear garden stretches to approximately 75 feet, with an expansive lawn and well-established planting, providing year-round interest, with layers of colour, texture, and seasonal blooms. Backing directly onto the park, the outlook is wonderfully green and open, giving the whole space a peaceful atmosphere that is increasingly hard to find.

On the first floor you'll find three bedrooms and a family bathroom. The

principal bedroom sits to the front with a broad bay window and fitted storage, while the second double bedroom enjoys leafy rear views. A further bedroom completes this level. Upstairs again, the loft conversion has created an impressive additional bedroom with its own bathroom and useful eaves storage, providing flexible accommodation for guests, older children, or home working. In total, the house extends to 1,467 square feet excluding the garage and eaves storage.

WHAT ELSE?

- A park sits directly behind the property, providing open green space and pleasant walking routes right on your doorstep, while Epping Forest offers even more opportunities to enjoy the outdoors close to home.
- Woodford Station is within easy walking distance, providing Central line services into the City and West End, while the North Circular, M11 and M25 are all easily accessible for drivers.
- This is a particularly popular location for families, with a range of highly regarded local schools nearby, including several rated Outstanding, alongside the cafés, restaurants and everyday amenities around Woodford Broadway and George Lane.



A WORD FROM THE OWNER...

"We have enjoyed our time living in Parkland Road over the past 25 years. It is a quiet neighbourhood with a nice community spirit. The house overlooks the park which is mainly used by dog walkers and it is a natural haven for birds and other wildlife. We enjoy our established and well cared for garden, and often dine on the patio by the koi pond in the summer months.

We have continuously maintained the property in a traditional and sympathetic manner, always ensuring a high standard of workmanship and materials were used.

We have enjoyed our walks along The Green, golf course and Epping forest, as well as being in close proximity to diverse shops, cafes and restaurants. Our children went to Churchfields, Woodford County High and Trinity, all of which are within easy walking distance. We have many happy memories of living here and hope that the new owners will enjoy this house and garden as much as we have."

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