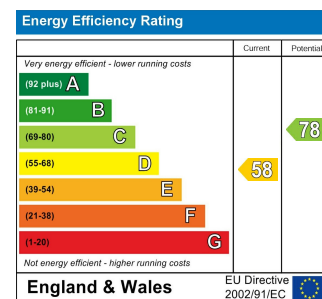
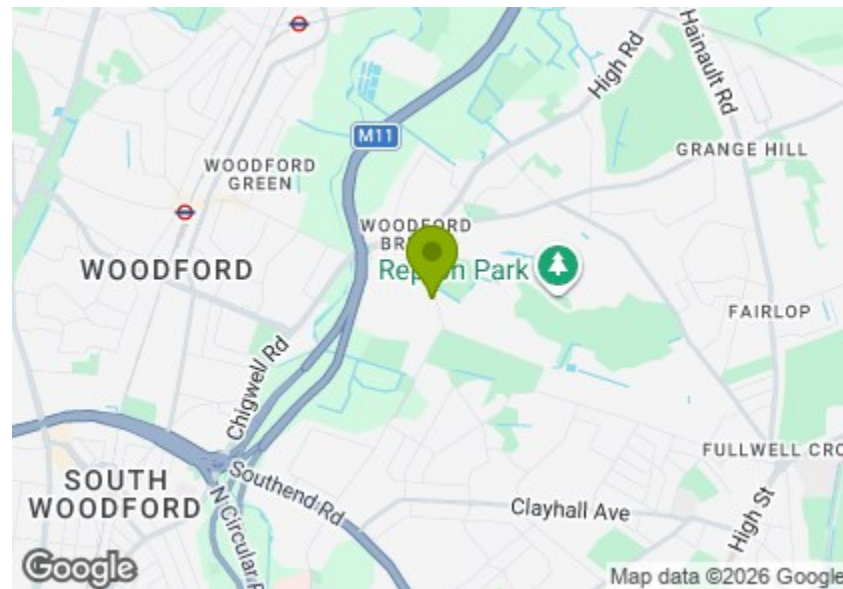


Total Area (Excluding Garage): 104.5 m² ... 1125 ft²

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.



RODING LANE NORTH, WOODFORD GREEN Offers In Excess Of £625,000 Freehold 3 Bed House - Semi-Detached



Features:

- Semi Detached Three Bedroom House
- Large Driveway For Multiple Cars
- West Facing Garden
- Utility Room & Pantry
- Kitchen Extension
- Planning Permission Approved for Loft, Rear & Side Extension
- Beautifully Presented Throughout
- Close To Claybury Park & Shops

This brilliantly spacious three-bedroom semi-detached home is well-located, close to green spaces and everyday amenities that have made Woodford such a popular area. Inside you'll find a bright kitchen/diner extension already in place, a huge reception, a first-floor bathroom plus a ground floor WC, utility and pantry, while outside you have your own driveway with parking for multiple vehicles, a garage, and a west-facing garden. It already comes in at 1125 square foot, but there's potential to extend further with approved planning permission for loft, rear and side extensions.

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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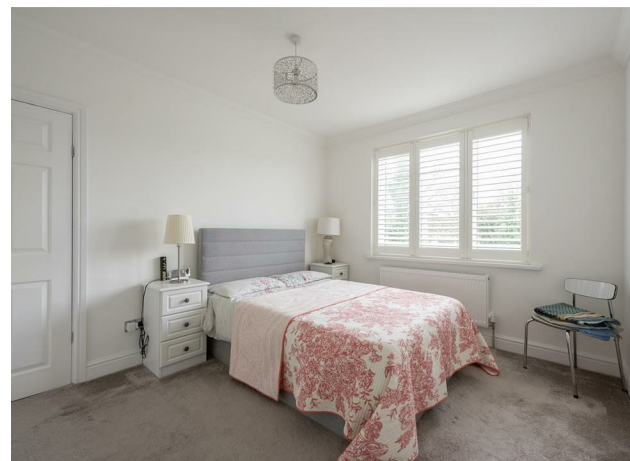
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IF YOU LIVED HERE...

You'll love the sheer scale of this fantastic home - the scope for your own living arrangements are vast, particularly as there's the potential to convert both the loft, approval and design paperwork obtained and garage (the latter could even be built above, subject to usual permissions).

Head up your large driveway and into your smart hallway for a taste of things to come. To your right, you have access to your immaculate reception, which leads onto the rear of the home, allowing a fantastic flow of light throughout. You'll love the blend of contemporary updates and traditional features, from the space saving vertical radiator and bespoke shutters to the wood burning stove and ornate coving. To the rear, the kitchen/diner extension is stunning, with more vintage-style accents, such as the butler basin, exposed brickwork and shaker-style units. Conveniently, there's a separate utility and an additional pantry, as well as a WC.

Head up to the first floor, where you have three generous bedrooms - all with custom shutters and soft carpeting. You'll particularly enjoy the in-built storage at the front. There's also a show-stopping family-bathroom with both a large freestanding tub and a walk-in shower, as well as a vintage-style towel rail and vanity basin unit.

To the rear is a west-facing, low-maintenance garden that enjoys excellent afternoon and evening sun, ideal for outdoor dining and relaxing without the upkeep of a larger plot. The lawn is lush and sprawling, and you'll love the mature foliage and quaint brickwork. You don't have to travel far for more greenery with immediate proximity to the open green spaces of Claybury Park and Roding Valley Park, as well as shops and amenities along Chigwell Road.

WHAT ELSE?

- Well suited to commuters and families, you can be on the North Circular in just a few minutes, or the M25 in around 10 minutes.
- The home offers easy access to Woodford Station (walk or short bus ride).
- 5 minutes walk to Woodford Bridge area for shops, cafes, pharmacy, etc.
- Parents will be delighted to find that there is a range of well-regarded local schools in the area - one of the reasons why this area has become so popular.
- Looking forward to exercising green fingers in that rear garden? You'll be pleased to discover that you have a great garden centre a short distance away, as well as many other amenities.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezzo on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 ASSISTANT MANAGER

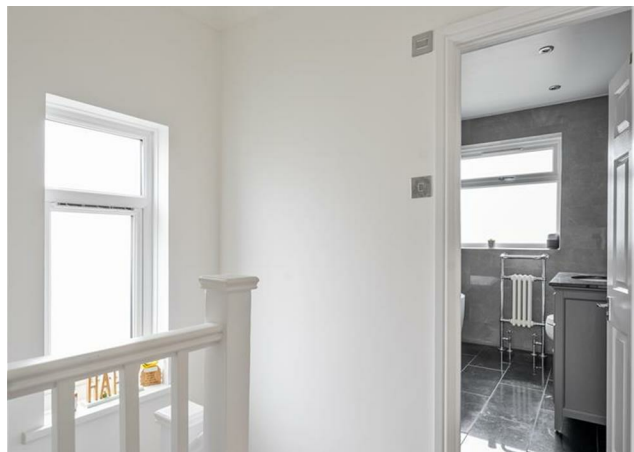
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Reception

11'11" x 23'3"

Kitchen/Diner

22'5" x 7'7"

Utility

7'5" x 8'8"

Pantry

6'7" x 7'2"

WC

Bedroom

10'10" x 12'8"

Bedroom

10'0" x 11'11"

Bedroom

6'5" x 7'3"

Bathroom

7'1" x 8'5"

Garage

9'8" x 15'11"

Storage

Garden

48'0" x 22'8"



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