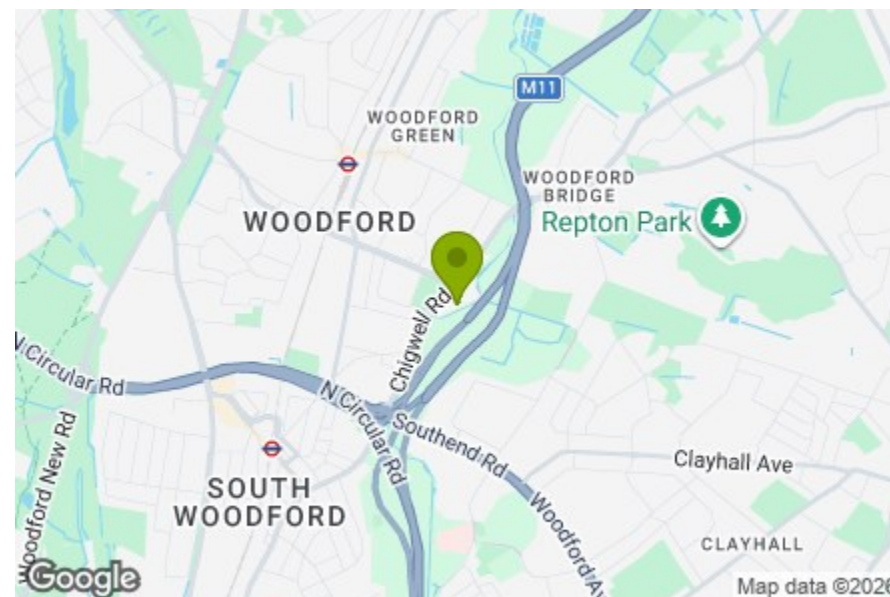




Total Area: 50.4 m<sup>2</sup> ... 542 ft<sup>2</sup>

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.

- Bathroom
- Reception  
14'7" x 12'7"
- Kitchen  
6'7" x 7'3"
- Bedroom  
12'8" x 8'11"
- Bedroom  
9'0" x 8'0"
- Storage
- Garden  
45'1" x 16'8"



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	
(39-54) E	42
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



## CHALFORD WALK, WOODFORD GREEN Offers In Excess Of £260,000 Leasehold 2 Bed Flat



### Features:

- Two Bedrooms
- Ground Floor
- Private Garden
- Easy Access to Roding Valley Park
- Chain-Free
- Long Lease

Set in a peaceful cul-de-sac, this two-bedroom apartment is located a short walk from Woodford's fantastic amenities (including the tube) and the lush nature of Epping Forest and Roding Valley.

Inside, the apartment offers a range of appealing features, including a separate reception and kitchen, a private garden, a sleek finish, and generous storage throughout. The chain-free status long lease are just the icing on the cake.

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**IF YOU LIVED HERE...**

You'll love the sense of space this generous home offers. With roomy proportions throughout, there's plenty of potential to create your dream living space. The separate kitchen and reception room provide a great starting point. The dual-aspect kitchen is bright and well placed, while the living room is spacious and perfect for both relaxing and entertaining.

The two bedrooms are well balanced, with one featuring built-in storage, and the bathroom is also generously sized with an over-bath shower.

Outside, the impressively sized garden is a real highlight, with mature foliage creating a sense of privacy and a beautiful backdrop. External storage adds further practicality, while Broadmead Playing Fields and the River Roding are just a short stroll away, with the latter offering excellent opportunities for waterside walks.

Despite all the rural village-y charm, Woodford has plenty of amenities, while down towards South Woodford you'll also find some excellent eateries, including Italian Nino's and dining hot spot Jones & Son. You've got a brilliant selection of supermarkets too, including a Waitrose and M&S in South Woodford, and the area even has its own cinema.

If you want to head into the City or West End, Woodford station is less than a mile away for the convenient 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.

-Stansted Airport is 30 mins door-to-door, handy for jet-setters.



**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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