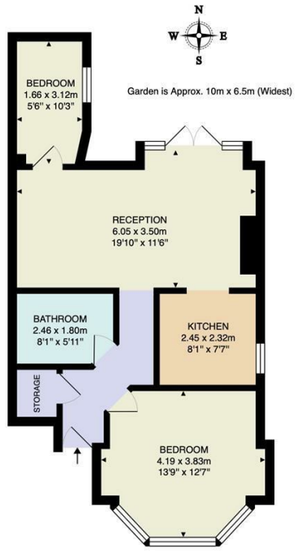


GROUND FLOOR

Bedroom
13'8" x 12'6"

Bathroom
8'0" x 5'10"

Reception
19'10" x 11'5"

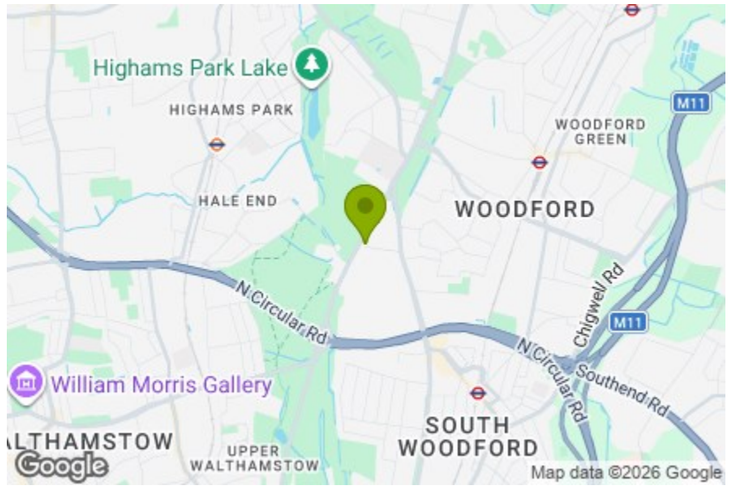
Kitchen
8'0" x 7'7"

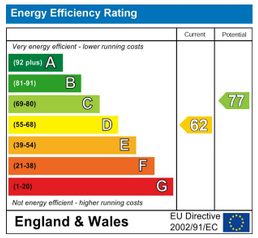
Bedroom
5'5" x 10'2"

Garden
32'9" x 21'3"

Total Area: 56.7 m² ... 611 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.





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

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT

EMPRESS AVENUE, WOODFORD GREEN

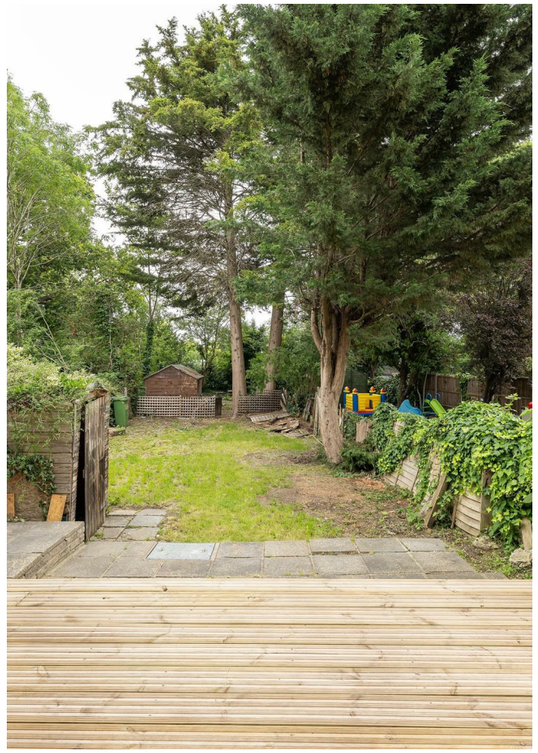
Offers In Excess Of £400,000 Share of Freehold
2 Bed Flat

Features:

- Two Bedroom Edwardian Conversion
- Ground Floor With Private Garden
- Chain Free Sale
- Share Of Freehold
- Premier Location Close To Forest
- Newly Decorated & Carpeted
- Large Windows Throughout
- High Ceilings & Feeling Of Grandure

A bright and well-proportioned two bedroom Edwardian conversion arranged across the ground floor, complete with a private garden, Share of Freehold and sold chain free. Set on a sought-after residential street close to Epping Forest, this freshly decorated and newly carpeted home combines generous proportions, large windows and high ceilings, giving it a lovely sense of light, scale and grandeur.

REQUEST A VIEWING
0203 3691818



REQUEST A VIEWING
0203 3691818

IF YOU LIVED HERE...

Step inside and you'll immediately notice the calm, newly refreshed finish. The principal bedroom sits at the front of the home, where a large bay window draws in plenty of natural light and highlights the room's impressive proportions. High ceilings add to the feeling of space, while the fresh décor and new carpeting create a clean, move-in-ready backdrop.

The reception room sits at the heart of the home, with generous dimensions and large glazed doors opening directly onto the private garden. There's room here for both relaxing and dining, while the kitchen is positioned just off this space, making the layout feel sociable and practical for everyday living.

The second bedroom is set beyond the reception room, overlooking the rear of the property and offering flexibility as a bedroom, guest room or home office. The bathroom is finished in a clean, contemporary style, while the private rear garden gives you your own outdoor space to enjoy in the warmer months. Side access provides an additional practical advantage, making it easy to bring bikes, gardening equipment or outdoor furniture in and out without passing through the home.

WHAT ELSE?

· Epping Forest is close by, offering miles of woodland walks, cycling routes and open green space right on your doorstep.
· South Woodford Station is the nearest tube, providing Central line connections into the City and West End, while local bus routes run nearby for easy day-to-day travel. Woodford Station is within easy reach too.
· South Woodford's George Lane is nearby, offering an excellent mix of cafés, restaurants, independent shops and everyday amenities. Local favourites include Bobo & Wild, Jones & Sons and The Railway Bell, while the monthly South Woodford Farmers' Market has become a much-loved part of the neighbourhood.

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

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM