



Kitchen/ Lounge/ Diner
20'11" x 22'9"

WC

Study
9'10" x 10'0"

Bedroom
7'4" x 9'6"

Bedroom
13'1" x 12'0"

Bedroom
10'0" x 9'10"

Bathroom
9'10" x 5'8"

Garden
65'11" x 19'10"

Total Area: 98.8 m² ... 1064 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.



SKY PEALS ROAD, WOODFORD GREEN Offers In Excess Of £700,000 Freehold 3 Bed House - Semi-Detached

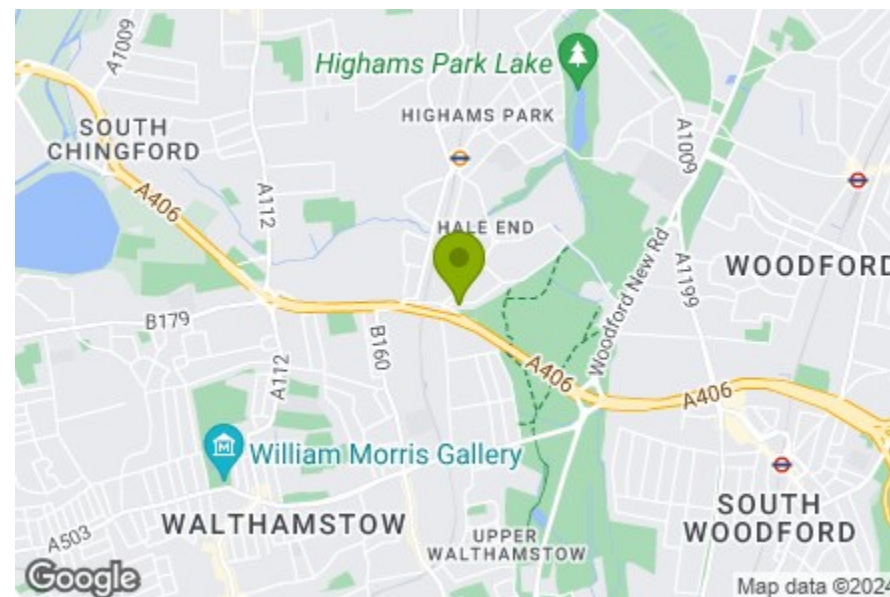


Features:

- Three Bedrooms
- Semi Detached House
- Moments Away from Epping Forest
- A Short Walk to Highams Park
- Easy Access to Highams Park and Walthamstow
- 65 Foot Garden
- Off Street Parking
- Separate Study
- Potential to Extend (STPP)

A gleamingly pristine, contemporary three bedroom semi detached family home, sitting just moments from Epping Forest and with a barely overlooked, sixty five foot rear garden. You also have a dedicated study and scope for further development.

You're right on the Epping Forest borders here, with the endlessly explorable woodland starting just five minutes from your front door. Whether you're a jogger or a stroller, it's a fantastic spot to have on your doorstep.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

REQUEST A VIEWING
0203 369 6444



IF YOU LIVED HERE...

Your broad entrance hall will give you the brightest of welcomes. Smoky grey engineered hardwood runs underfoot and a pair of handy fitted cupboards sit to the left. On the right you have the matching dedicated study while straight ahead is your epic, open plan kitchen, lounge and diner. Totalling well over 200 square feet, everything's pristine and sleek in grey and white, while natural light streams in from twin sets of patio doors.

Throw these back to bring the outside in. Your lawn is sixty five feet in length, flanked by bespoke timber fencing and stretching away to a beautifully open horizon. Upstairs and your principal bedroom's a plush, 150 square foot double, while the sleeping arrangements are completed by a second double and a generous single. Finally your family bathroom, where a designer rainfall shower sits over the L-shaped tub, backed by large format, glossy smoky grey tiling.

Outside and it's just half a mile on foot to Highams Park

overground, where regular, direct twenty three minute runs to Liverpool Street put the City barely half an hour away door-to-door. Walthamstow Central is just two stops and five minutes down the line. Locally and, as noted, the wonderful wilderness of Epping Forest is on your doorstep, but if you prefer your nature more manicured just take the twenty minute stroll to Highams Park itself, for the famous lake, rolling parkland, and splendid views across London.

WHAT ELSE?

- Parents will be pleased to discover that local schools are mostly excellent, with four 'Outstanding' primary/secondaries less than a mile away on foot, plus a further fifteen deemed 'Good'.
- Should you need to expand, you have scope here to follow the lead of some of your neighbours and develop your loft (subject to the usual permissions).
- You have a driveway with off street parking for two cars. In mere moments, drivers can be speeding along the arterial North Circular.



A WORD FROM THE OWNER...

"This property is in a fantastic location. We have added significant value to the property for potential buyers so that you can make a quick start in this beautiful property. You will benefit from the significant garden space, well proportioned bedrooms and an extra room (which can be used as a fourth bedroom, office or second reception). The front of the house has been given a key render to further characterise the home and also future proof it from weathering."

REQUEST A VIEWING
0203 369 6444

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM