



BUTLER & STAG

Victoria Road | London  
| E18

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# *This remarkable Victorian house is positioned on Victoria Road, a short walk from vibrant George Lane and South Woodford tube station.*

- *Semi-Detached Victorian Freehold House • Two Bedrooms • Large Kitchen/Dining Area • Downstairs Bathroom • Stunning Interiors • Solar Panels on Roof • 2 Minute Walk to Tube Station • Close to George Lane Amenities*

## *Asking Price £600,000 / Freehold*

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The house has been extensively re-designed and refurbished by the current owners; traditional Victorian proportions have been opened up, allowing natural light to permeate an expansive plan which opens out onto a beautiful private garden.

Each of the two storeys have been the subject of sensitive contemporary interventions, transforming the house into a space that exemplifies modern living.

The property offers well presented accommodation including a light and airy living room with log burner, downstairs modern bathroom and a utility room.

Of particular note is the kitchen dining room with vaulted ceilings including six velux windows and bi-folding doors out to the garden and flush decking. This forms the entertaining hub of the house and is great for hosting dinner parties with plenty of surface/ preparation space.

On the first floor are two good size bedrooms both of equal proportions.

Externally, the facade of the house is finished in white render with a block paved drive way and side access.

The westerly facing rear garden extends beyond 70' with decked seating area, manicured lawn, allotment area and large shed.

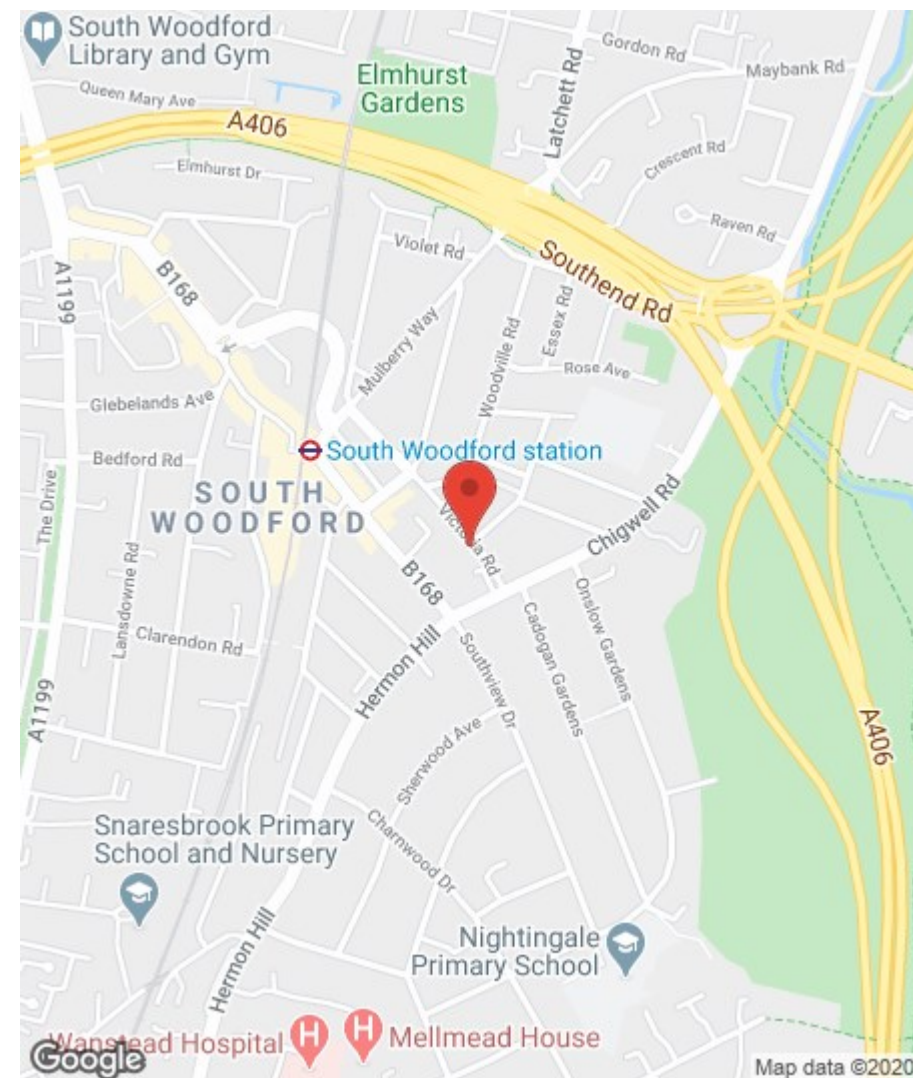
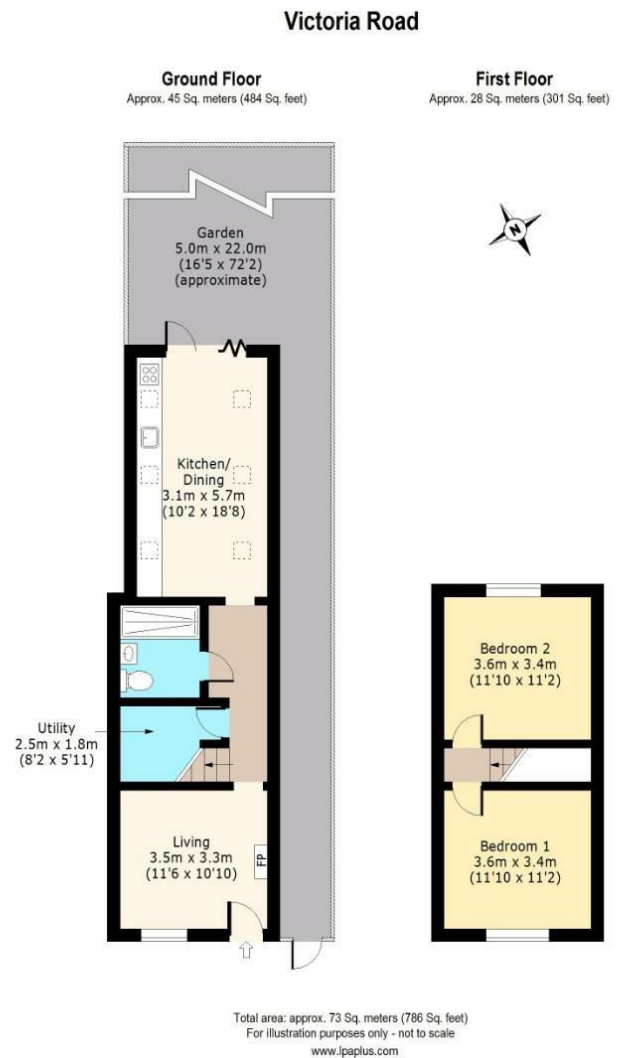
Victoria road is ideally positioned just moments away from South Woodford Central Line Station with direct access further into City of London (Bank) 20 minutes. Also within close proximity to Wanstead and the ever popular George Lane with its comprehensive range of shops, eateries, bars and restaurants. Other local amenities include Odeon Cinema, Tesco superstore, Waitrose, variety of banks and post office. The area offers recreational facilities such as Roding Valley Park, South Woodford Cricket and Sports Club as well as Eton Manor Rugby Club. Local primary and secondary schools include both private and state.











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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

