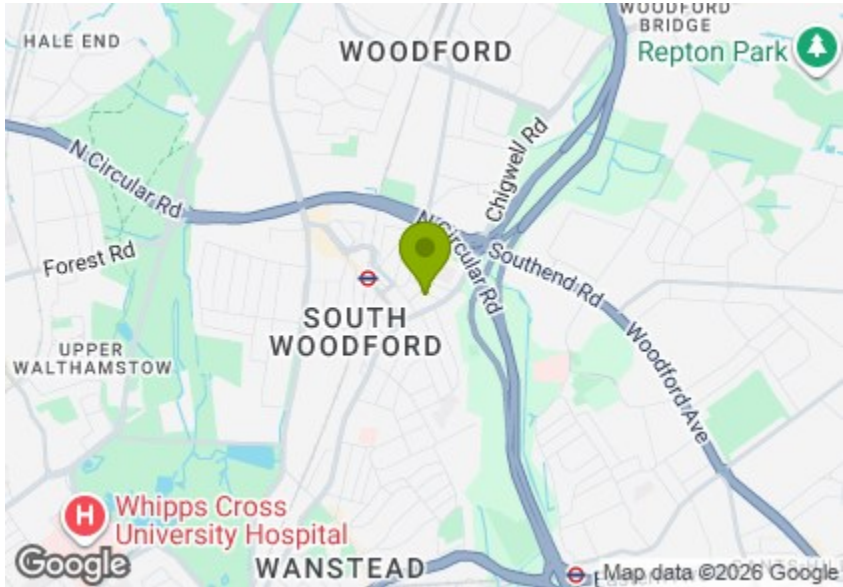


ALBERT ROAD, SOUTH WOODFORD

Offers In Excess Of £725,000 Freehold

3 Bed House - End Terrace



Features:

- ****SOLD BY THE STOW BROTHERS****
- Double Bayed & Brick Fronted
- Loft Converted
- South Facing Garden
- Large Family Bathroom & En-Suite
- Through Lounge & Kitchen Diner
- Fantastic Local Schools
- Short Walk To Station & George Lane

An elegantly expansive three double bedroom Victorian end of terrace spread across three storeys with a south-facing garden. You're in prime position for South Woodford's many amenities here, plus Roding Valley Park's moments away.

Starting a mere three minute walk from your front door, follow routes through nature south to Wanstead Park, or north to Buckhurst Hill and on into the heart of epic Epping Forest. You can explore this ancient greenery as far as your legs will carry you.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll be stepping past your pewter grey gate, through the porch and on into your huge 350 square foot, dual aspect lounge. A bay window bounces natural light over whitewashed timber floorboards, while a tower radiator and more pewter flourishes add designer flair. Next door and your kitchen/diner's another generous space – 190 square feet – and home to gleaming white cabinets, chunky ceramic countertops and a metro tiled backsplash. Your dining area sits to the rear – an inviting, dual aspect, skylit space with floor to ceiling views through to the garden.

Slide the bi-folding Crittal-style patio doors open to step out to your twenty foot, south-west-facing garden. Brilliantly low-maintenance, out here patio gives way to Trulawn, and your bespoke timber seating area's draped with mature foliage. Great for hosting. Head back inside and on the first floor you'll find two sumptuous double bedrooms with built-in storage, plus the family bathroom complete with boutique chic aplenty. From the double-length walk-in shower, to the standalone tub, to the floating cabinet, this is an enticing space. The second storey finishes things off in style – 145 square feet, skylit and with its own dazzling en suite shower room.

Outside and you'll never tire of our friendly South Woodford neighbourhood. Social hub George Lane is home to shops, supermarkets, restaurants and bars, not to mention the Art Deco Odeon cinema for fistfuls of popcorn in front of a big screen. Alternatively, a six minute cycle or a quick bus hop from Chigwell Road will bring you to Wanstead Village for a wealth of gourmet eateries nestled among open green spaces.

WHAT ELSE?

- Parents have a choice of ten primary and secondary schools within a one mile walk rated 'Good' or better by Ofsted. Five of these have 'Outstanding' status.
- The Railway Bell's just a six minute stroll away and a worthy contender for your new local. With a sunny beer garden to stretch out in and a menu that's both healthy and hearty, you can't really go wrong here.
- Or head to Bobo & Wild on George Lane, a brilliant place to brunch. Try the truffled eggs sourced from Clarence Court, the acai berry bowl with coconut flakes, or sink your chompers into Bobo's banana bread.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened favourite independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

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Reception Room

24'8" x 14'2"

Kitchen / Dinner

21'2" x 8'9"

Bedroom

14'2" x 13'1"

Bedroom

11'2" x 8'9"



Bathroom

10'11" x 8'7"

Bedroom

18'3" x 7'11"

Ensuite

11'4" x 5'1"

Eaves Storage

Garden

22'11"



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