



ASHFORD ROAD, SOUTH WOODFORD  
Offers In Excess Of £1,000,000 Freehold  
5 Bed House

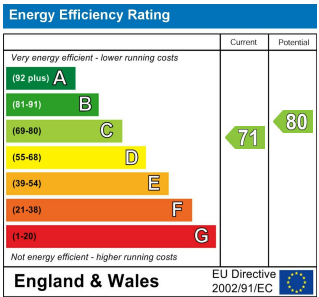
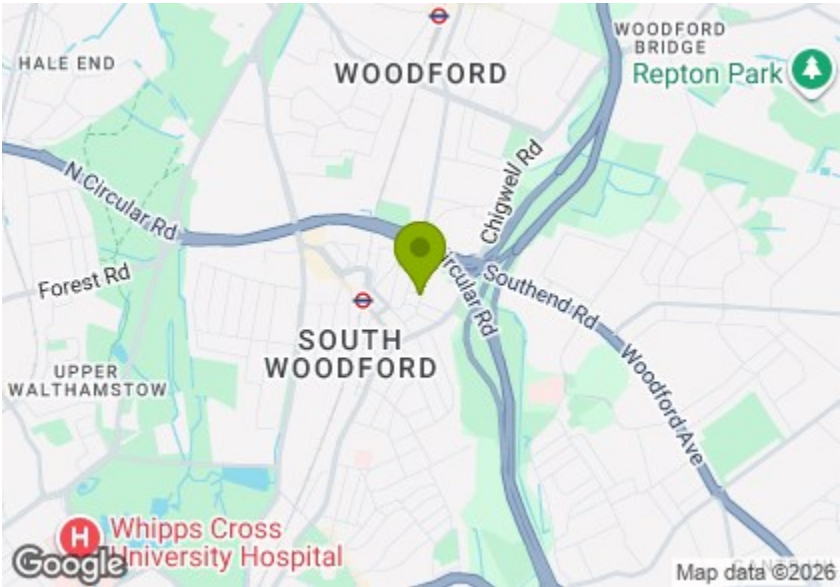


Features:

- Substantial Five Bedroom Family Home
- Chain Free Sale
- Driveway & Integral Garage
- Two Bathrooms (one en-suite)
- Utility Room & Ground Floor WC
- West Facing Rear Garden
- 2081 Sq Ft
- Short Walk To Underground & Roding Valley Park

This substantial five-bedroom family home is offered chain free and provides over 2,000 sq ft of internal accommodation. The layout includes two bathrooms, one en suite, alongside a utility room and a ground-floor WC, offering flexibility for family life. Externally, there is a driveway, an integral garage and a west-facing rear garden with a lovely sense of depth. Ideally positioned for everyday convenience, the house sits within a short walk of the Underground and Roding Valley Park, making it particularly well suited to both commuters and growing families.

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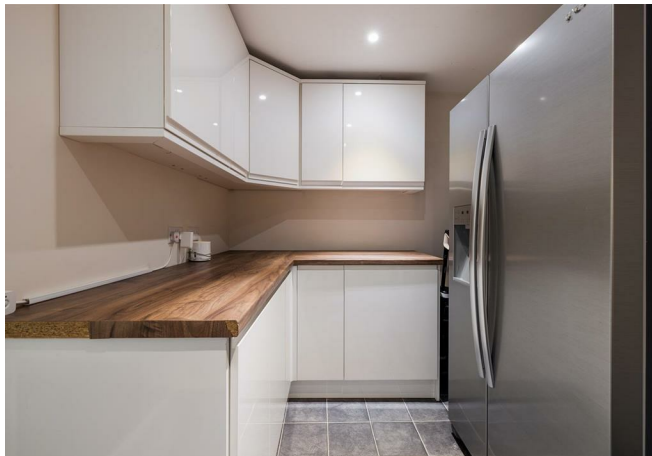
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#### IF YOU LIVED HERE...

A handsome brick façade gives the house real presence, blending traditional detailing with a smart, modern finish. A striking tiled path leads to the front door, setting a confident tone before stepping inside.

The hallway feels welcoming and well proportioned, with daylight filtering in to create an easy sense of arrival. From here, the reception room unfolds naturally, arranged to move seamlessly from dining to a relaxed seating area. A fireplace provides character, while a wide span of windows brings in an abundance of light and gives the room a warm, inviting feel that works just as well for entertaining as it does for everyday life.

To the rear, the kitchen diner offers a sociable setting, combining a relaxed dining area with clear views out to the garden. Wide windows and doors draw the outdoors into daily routines, while a separate utility room and ground-floor WC sit neatly alongside, keeping practical elements tucked away. With its layout and rear aspect, it is easy to imagine, subject to the usual permissions, extending the glazing to further strengthen the connection between inside and out.

Mature planting frames the garden in greenery, creating a wonderfully private backdrop that feels just as appealing for long afternoons outdoors as it does for evenings spent entertaining.

Upstairs, the principal bedroom is generous and adaptable, offering a simple backdrop

that suits a variety of layouts. The remaining bedrooms are equally versatile, comfortably accommodating family, guests or home working. A thoughtfully finished bathroom completes this level, with soft-toned walls, dark flooring and both a bath and a separate shower.

The top floor is given over to a spacious loft bedroom, where herringbone flooring brings warmth and texture beneath a wide rear window and twin skylights that fill the room with daylight. Built-in wardrobes are neatly integrated, while the ensuite, complete with a bath and separate shower, completes this level as a peaceful retreat.

Just beyond the front door, the surrounding area offers a rewarding mix of green space and local favourites. George Lane provides a lively neighbourhood feel, home to independent boutiques, the much-loved Bobo & Wild for coffee and brunch, the welcoming The George with its craft beers and beer garden, and a local cinema adding to the village-like atmosphere. For outdoor escapes, Roding Valley Park sits moments away, offering wide open walks within the forest. Families are particularly well served, with excellent primary options nearby, including the highly regarded Oakdale Primary School just a minute from home.

#### WHAT ELSE?

Getting around is straightforward, with South Woodford Station a seven-minute walk away. From here, the Central line offers a direct route into central London, with the City and West End comfortably within reach.



#### A WORD FROM THE OWNER...

"The house served us amazingly well for over nine years and we became extremely attached to it. Having moved out of central London we came to South Woodford and started a family. With a very welcoming road and fantastic neighbours with children of a similar age, we loved seeing South Woodford mature and being able to walk down to Wanstead. Being so close to the tube made it incredibly easy to get into work. It was only literally a minute or two on foot to our daughter's school at Oakdale, where all the teachers are warm and friendly. The house itself made for fantastic parties and entertaining in the kitchen, living room and outdoor space which gets sun right to the end of the day where there is plenty of room for seating. All of the bedrooms are doubles that means putting up large groups at Christmas was really easy. We hope we can sell to someone who will enjoy the house as much as we have."

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**Reception Room**  
12'1" x 24'4"

**Kitchen / Diner**  
27'8" x 10'11"

**WC**

**Utility Room**  
9'0" x 7'3"

**Garage**  
9'1" x 13'11"

**Bedroom**  
17'11" x 10'10"

**Bedroom**  
9'4" x 12'4"

**Bedroom**  
9'4" x 9'6"

**Bathroom**  
12'6" x 8'0"

**Bedroom**  
8'9" x 10'10"

**Bedroom**  
15'1" x 14'0"

**Garden**  
28'6" x 40'4"



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