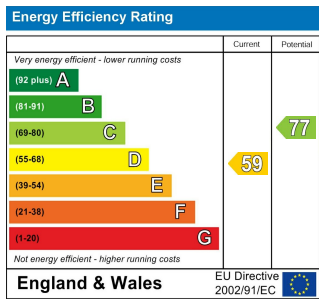
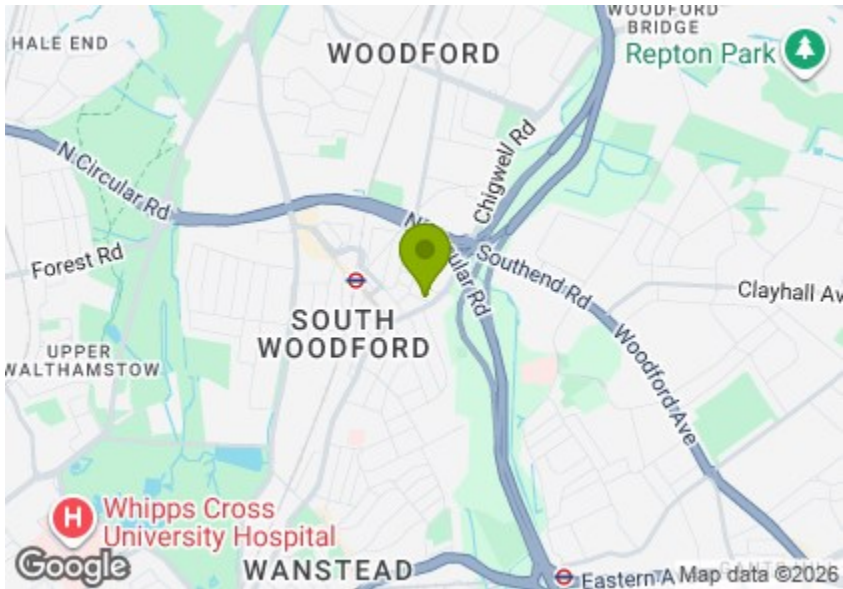




Total Area (excluding Eaves Storage): 99.8 m² ... 1075 ft²

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.



ALBERT ROAD, SOUTH WOODFORD

Offers In Excess Of £700,000 Freehold 3 Bed House



Features:

- Victorian Terrace
- Brick Fronted
- Three Bedrooms
- Two Bathrooms
- Loft Converted
- Modern Kitchen & Period Features
- Short Walk To Station
- Chain Free

A lovingly developed, artfully appointed three bedroom family home, finished to an effortlessly boutique standard throughout. Original features blend seamlessly with modern designer flourishes and it's all mere moments from George Lane.

South Woodford's thriving social hub, George Lane is home to a wide range of cafes, gastropubs and restaurants, as well as South Woodford tube station for fast, direct connections to the City and West End.

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0203 397 2222

E4 & N17
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

You'll have over 1000 square feet of living space to explore, all finished to perfection. Your elegantly realised through lounge is wonderfully light, airy and spacious with the bistro shuttered bay window to the front and double French doors to the rear. In between you have a sage green colour scheme running up to the picture rail, emphasising the high ceilings of the period. Rich blonde hardwood flows underfoot and a pair of vintage hearths serve as splendid focal points.

Throw those French doors back and step down to an expansive patio, secluded and BBQ-perfect. From here a lengthy expanse of Trulawn stretches away between sheltering mature trees and high timber fencing. A superb zero maintenance outdoor solace. Back inside and your kitchen continues the high standard with a stately suite of smoky grey cabinets (home to a full set of integrated appliances), sleek marbled countertops and pristine letterbox splashbacks.

Upstairs now, for a wealth of integrated storage in your 160 square foot principal bedroom, also featuring twin bistro shuttered

windows and a tranquil eggshell blue colour scheme, once again with a pristine white strip from picture rail to ceiling. Bedroom two is an equally refined double, while your family bathroom is finished to a five star standard in floor to ceiling, large format slate grey, with tub and walk in rainfall shower. Finally your loft conversion is suitably epic. 250 square feet, dual aspect between a skylight and Juliet balcony, and featuring a charming en suite shower room.

WHAT ELSE?

- As noted, South Woodford tube station is less than ten minutes' walk for the Central line, direct eighteen minute connections to Liverpool Street and a door to door City commute of less than half an hour.

- The wide open greenery of Roding Valley Park is just two minutes from your new front door. Perfect for morning runs or evening strolls, from here you can follow the River Roding for miles, North or South.

- Parents will be pleased to find four 'Outstanding' rated primary schools and one 'Outstanding' rated secondary, all less than a mile away on foot.



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 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
11'6" x 13'0"

Reception
12'1" x 10'10"

Kitchen
8'1" x 9'4"

Bedroom
14'9" x 11'0"

Bedroom
10'4" x 10'11"



Bathroom
8'1" x 9'4"

Bedroom
13'4" x 17'10"

Ensuite
4'9" x 5'1"

Garden
15'8" x 40'6"



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