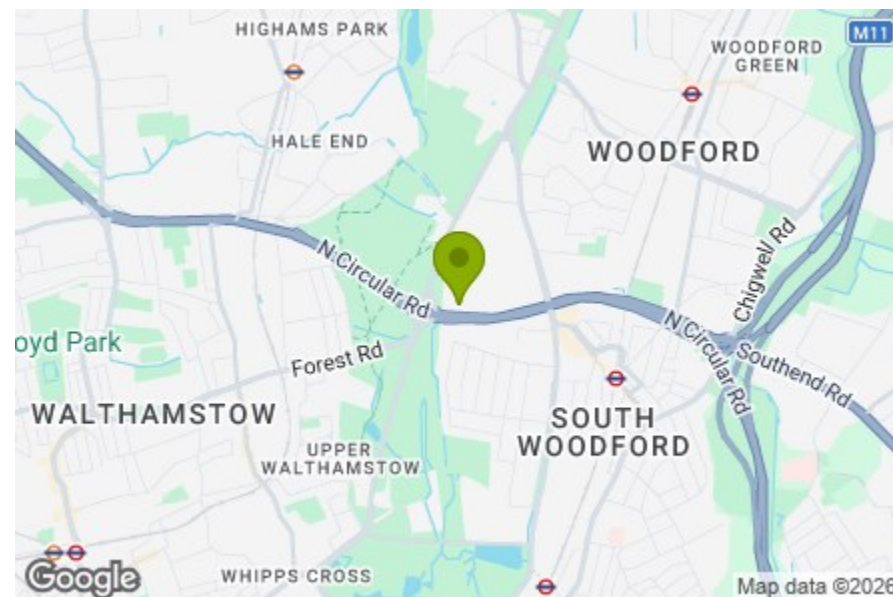


- Reception Room
12'7" x 10'4"
- Reception Room
13'11" x 10'1"
- Kitchen
8'11" x 8'2"
- Shower Room
- Bedroom
13'10" x 10'7"
- Bedroom
13'10" x 10'1"
- Bathroom
12'6" x 8'2"
- Garden
45'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	79
		EU Directive 2002/91/EC	



WALPOLE ROAD, SOUTH WOODFORD Offers In Excess Of £500,000 Freehold 2 Bed House



Features:

- Brick Fronted Victorian Terrace
- Two Bedrooms & Two Bathrooms
- Mature West Facing Garden
- Two Reception Rooms With Timber Floorboards
- Period Features
- Potential For Loft & Side Extensions (stpp)
- Immaculate Condition Throughout
- Short Walk To George Lane & Epping Forest

Benefiting from excellent access to South Woodford, Highams Park and Walthamstow, this spacious two-bedroom Victorian terrace sits in a fantastic position by the edge of Epping Forest. The property features two reception rooms, two bathrooms, and a west-facing garden, along with the charming period features and natural light that characterise the home.

REQUEST A VIEWING
0203 3691818

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hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

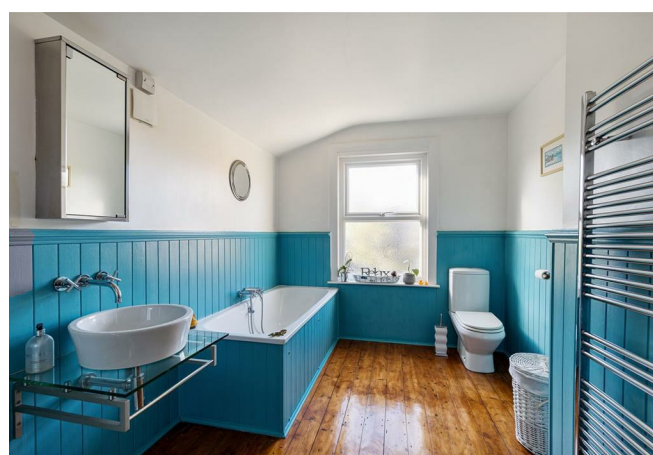
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IF YOU LIVED HERE...

You'll love the sense of space offered by this handsome brick-fronted Victorian home, while also appreciating the comfort of two separate reception rooms, perfect for creating a cosy retreat in winter.

The rear reception room flows into the kitchen, creating a practical layout that could easily be opened up to form one large, open plan living space if you're considering a redesign. A ground floor shower room adds convenient practicality to the ground floor.

Upstairs, you'll find two double bedrooms and a generous family bathroom, featuring both a bath and a separate shower.

Outside, the west-facing rear garden offers a secluded and colourful outdoor space, ideal for relaxing or entertaining.

Beyond the home, this area perfectly balances rural charm with

urban convenience. You can stroll to Jones & Son, the sister branch of the renowned Dalston dining hotspot, and enjoy the excellent selection of supermarkets nearby, including Waitrose and M&S. The area even boasts its own cinema, just a short walk from the property.

With Epping Forest nearby and Churchfields Park on your doorstep, this location is a perfect for families and dog walkers alike.

South Woodford station is just 0.8 miles away, with the Central line taking you to Liverpool Street in approximately 20 minutes.

WHAT ELSE?

- What, you want even more green space? How about Roding Valley Park, home to a glorious nature reserve full of wildlife, all around a mile from your door.
- Your new local? How about The George, a short stroll away, offering a warm atmosphere, friendly staff and a great menu.
- Be sure to mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held.



A WORD FROM THE OWNER...

"We have lived at the property for 14 years. The house is perfectly located, close to the high street, 30 minutes away from the airport and 30 minutes from our work places in town. We have made our house cosy and comfortable and we have enjoyed lovely moments in our garden. There is a great sense of community on Walpole Road. We will definitely keep in touch with our neighbours."

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