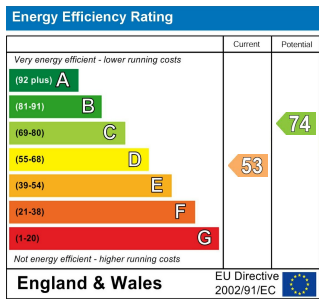




Total Area: 120.0 m² ... 1292 ft²

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.



WAVERLEY ROAD, SOUTH WOODFORD

Offers In Excess Of £675,000 Freehold

3 Bed House - End Terrace



Features:

- End of Terrace House
- Three Double Bedrooms
- Two Bathrooms + WC
- Off Road Parking
- Extended Kitchen/ Diner
- Modern Finish
- Open Plan Living Space
- Close To Roding Valley Park
- 'Outstanding' Nursery 5mins Walk Away

A sleek and unique three double bedroom end of terrace spread across three storeys with an extended kitchen and south-east-facing garden. Here you're mere moments from Roding Valley Park and handy for all South Woodford has to offer.

South Woodford station's a fifteen minute walk or six minute cycle away. From here you can be in Stratford in ten minutes and Liverpool Street in twenty. Drivers can be on both the North Circular and M11 in a couple of minutes, or the 549 bus route around the corner will shuttle you to four tube stations.

REQUEST A VIEWING
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hello11@stowbrothers.com
0203 397 2222

E4 & N17
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E17 & E10
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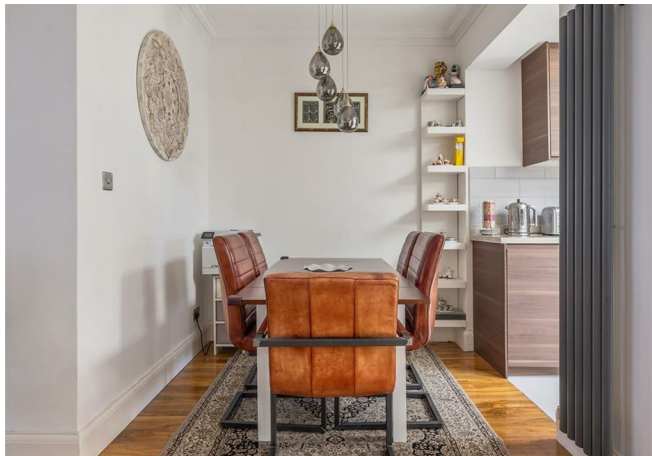
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IF YOU LIVED HERE...

You'll be stretching out in 1300 square feet of living space, all finished in impeccably refined style. Your twenty five foot deep open plan lounge/diner is illuminated by a bay window flanked by tower radiators, and the dining area sits partially zoned in the heart of the open plan ground floor, with pendulum lighting overhead. Moving on in and the kitchen's twin skylights, walnut effect cabinetry and breakfast bar make for a suitably sublime space.

Throw open the doors to the rear to step onto your raised timber deck and down to the twenty foot south-east-facing lush lawn (with direct access to your off-road parking space). Back inside and the ground floor's completed by a timber-toned WC. Up on the first floor you'll find two immaculate double bedrooms and the family bathroom complete with a dedicated rainfall shower cubicle, corner tub and double length sink. Lastly, up on the second storey you have your plushly appointed 200 square foot loft sleeper, with rooftop views and a rainfall shower en suite.

All the attractions of South Woodford are close at hand here. From

the 1930s Art Deco Odeon cinema, to a wealth of restaurants, cafes and fine pubs, there's plenty to satisfy you and yours. The Railway Bell's a fine contender for your new local, or head to Noir for delicious Indian fare and a lounge spread across three floors. Tipi Coffee Co's the place to go for an all day brunch - their Eggs Florentine and Farmers Hash Benny will satiate any rumbling belly and have you coming back for more.

WHAT ELSE?

- You have twelve schools nearby rated 'Good' or better by Ofsted. Five of these have 'Outstanding' status, including Churchfields and Nightingale Primary.
- Fitness fans will love having a choice of three destinations all gathered within a three minute walk from your new abode. Fitgirlslim offers HIIT, boxercise and 'Strictly' Fitsteps, while Battlebox Fitness and Titanium Gym has everything else covered.
- If you ever really want to stretch your legs then follow the River Roding footpath south all the way down to Wanstead Park. Enjoy the wild bluebells, swans and watery views from Wanstead Tea Hut.



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, Sainsbury's, 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 restaurant Sakura, and the award-winning Indian Grand Trunk Road. 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 SENIOR ADVISOR

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Lounge / Dining Room

16'10" x 24'3"

Kitchen

14'3" x 14'3"

WC

Bedroom

12'3" x 12'5"

Bedroom

8'10" x 13'3"

Bathroom

8'3" x 10'0"

Bedroom

14'6" x 13'5"

Ensuite

5'4" x 4'7"

Garden

22'5" x 15'9"



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