



## VIOLET ROAD, SOUTH WOODFORD

### Offers In Excess Of £775,000 Freehold 3 Bed House



#### Features:

- Brick Fronted Victorian Terrace
- Three Bedrooms
- South Facing Garden
- Fantastic Kitchen With Side Extension
- Double Loft Extension Master Suite
- Garden Office
- Period Features
- Short Walk To Tube Station

A handsomely appointed three bedroom, two bathroom family terrace, impressively spacious and packed with elegant designer finishes across all three storeys. You have a south facing garden and you're just moments from South Woodford tube.

Your rear garden's a neat mix of patio and Trulawn, with smart timber fencing facing raised railway sleeper beds. Sat secluded at the end, your fully powered, relaxing office is the perfect work from home solution.

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IF YOU LIVED HERE...

Step inside for a striking hallway, with pastel purple paintwork and vintage geometrics underfoot. Take a right for your front reception home to artfully restored vintage floorboards underfoot, an ocean blue colour scheme, fresco ceiling, bistro shutters on the bay window and an imposing original hearth and mantel. The first of several sumptuous spaces to explore.

At the end of the hall everything blooms out into your vast, 210 square foot kitchen/diner. A smart contemporary creation, cream cabinets run down one flank, home to chunky marbled worktops and a double width, stainless steel oven. A large chef's island with brass fittings and Dublin sink takes centre stage below pendulum lighting. Finally, sliding patio doors lead you out into that impressive garden, with your solace of an office at the end.

Upstairs and your first two sleepers are smart, characterful doubles while your family bathroom is a striking, five star boutique affair. In here you have marbled herringbone tilework underfoot, a luscious roll top, clawfoot tub and walk in rainfall shower, all with striking onyx trim. Upstairs again, and your loft suite features huge

skylights, a bespoke dressing area and a sleek ensuite with green and white tilework, and brass trim.

Outside and, as noted, you're just five minutes' walk from South Woodford tube. Sat in Zone Four for the Central line, from here you can get directly to Liverpool Street in eighteen minutes, or Oxford Circus in twenty seven, putting both the City and West End within easy reach. You're also nice and handy for the local social hub of George Lane, home to a range of cafes, shops and bars, all starting next to the station.

WHAT ELSE?

- If you're looking for greenery you have Elmhurst Gardens just moments away, with playgrounds and tennis courts. Alternatively the wide ranging greenery of Roding Valley Park is just a little further. Both are perfect for a morning run.
- For your new local check out The Railway Bell, a pleasant, family friendly gastropub right next to the station.
- You have a good range of primary and secondary schools within easy reach. Nearby Oakdale Primary was rated 'Outstanding' at its last inspection.



A WORD FROM THE EXPERT...

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre is George Lane, home to M&S, Waitrose and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Pause Pilates and Elmhurst Gardens tennis courts are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT  
E18 BRANCH MANAGER

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**Reception Room**  
10'6" x 12'2"

**Bedroom**  
11'8" x 16'9"

**Kitchen / Diner**  
13'10" x 20'0"

**Ensuite**  
7'1" x 4'7"

**Bedroom**  
13'10" x 10'3"

**Garden**  
46'3"

**Bedroom**  
10'7" x 6'9"

**Garden Office**  
11'5" x 10'5"

**Bathroom**  
7'10" x 9'6"



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