



Reception Room
14'0" x 11'5"

Kitchen
10'3" x 6'7"

Bedroom
14'0" x 11'10"

Bathroom
5'3" x 5'10"

Garden
17'7" x 19'7"



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		EU Directive 2002/91/EC	



VICTORIA ROAD, SOUTH WOODFORD Offers In Excess Of £375,000 Freehold 1 Bed House



Features:

- Detached House
- One Bedroom
- Private South Facing Garden
- Chain Free
- Freehold
- 523 Sq ft
- Short Walk To South Woodford Station
- Close To Roding Valley Park

Spread out over two floors and with a south-facing garden, this one-bedroom detached home is located in one of E18's most convenient spots. Not only is it a short distance to South Woodford station for the Central line, Epping Forest and Roding Valley are also within easy reach, so plenty of greenery as well as amenities.

As for the home itself, the layout makes it incredibly unique, with the downstairs enjoying an open plan environment with all the perks of being a two-storey home. The fact that it's on the market chain-free is just the icing on the cake.

REQUEST A VIEWING
0203 3691818

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

You'll love the sense of space that this two-storey home provides. You're set up well with the reception room - and the open staircase really adds to the feeling of size. The kitchen is conveniently separate, with plenty of storage. The garden is south-facing, housing some glorious foliage and a seating area. It's all wonderfully secluded.

Upstairs you'll find a large, bright bedroom with a Juliet balcony, as well as a spacious and perfectly placed bathroom. If you're feeling creative, you'll have a fun time creating your mood boards and planning your dream home.

You're surrounded by nature here, with Epping Forest close by and Roding Valley Nature Reserve just minutes away.

Down in South Woodford, the local food and drink scene is thriving. Be sure to check out the new Jones & Sons, a local offshoot of the much-loved Dalston original, and don't miss the

monthly farmers' market. You've also got a great selection of supermarkets, including M&S and Waitrose, plus a local cinema.

South Woodford station is just seven minutes on foot, with the Central line taking you to Liverpool Street in around 20 minutes. Drivers will also appreciate being just minutes from the North Circular.

WHAT ELSE?

-Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe that serves up some exceptional brunches. It's just seven minutes away on foot.

-Make the Railway Bell your new local. Just four minutes away, this traditional pub has great food, friendly staff and plenty of entertainment.

-Drivers can be on the North Circular in just a few minutes, or the M25 in around 10 mins.



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 picks for food include the Japanese restaurant Sakura and local favourite Nino's. 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. All round, it's a fantastic place to call home."

BEN CHARLETON
E18 ASSISTANT BRANCH MANAGER

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