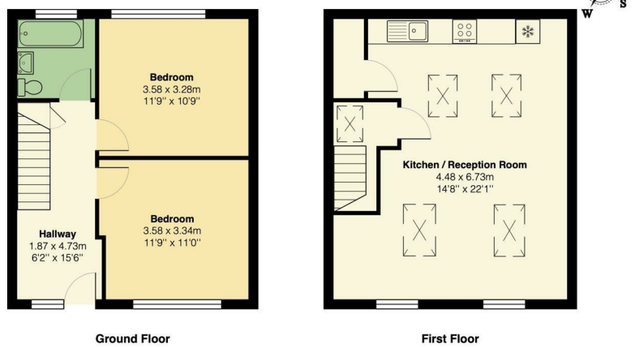


Total Area: 75.1 m² ... 808 ft²

All measurements are approximate and for display purposes only

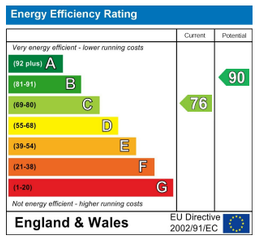
Hallway
6'1" x 15'6"

Bedroom
11'8" x 10'11"

Bedroom
11'8" x 10'9"

Bathroom

Kitchen/Reception room
14'8" x 22'0"



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STATION PASSAGE, SOUTH WOODFORD

Offers In Excess Of £425,000 Freehold

2 Bed House - Semi-Detached

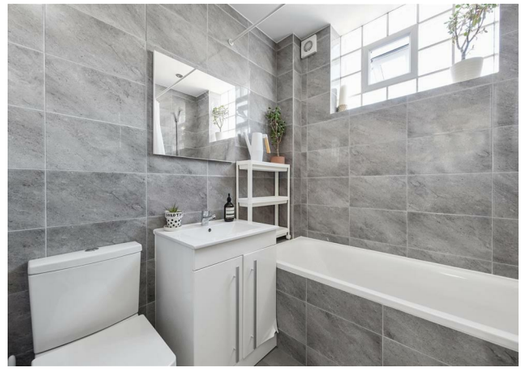
Features:

- Freehold Mews House
- Semi Detached
- Two Double Bedrooms
- Modern Build
- Well Presented
- Stones Throw to Central Line Station
- Light & Airy Living Space
- Office / Study Area
- Central South Woodford Location

A fabulous find of a two bedroom mews house, tucked away on a quiet turning moments from South Woodford station. With over 800 square feet of practical and stylish living space, two large double bedrooms below and a skylit kitchen/reception on the first floor, this is a unique, gorgeous home.

A thoughtfully arranged modern build, as bright inside as it is out, everything here is finished to perfection, from the low maintenance engineered flooring throughout to the many skylights. Long windows sitting close to the bedroom ceilings offer lots of natural light along with the everyday luxury of perfect privacy.

REQUEST A VIEWING
0203 3691818



IF YOU LIVED HERE...

You'll step into your hallway, spot the stairs ahead to the left and turn right into your first bedroom. Offering 130 square foot to spread out in, all wonderfully bright with white walls and a long double glazed window. Hardwearing carpet lies underfoot. Your second bedroom is next, giving you a similar amount of generous space. Last on the ground floor is your bathroom, fully tiled in marbled grey with modern white suite.

Upstairs you'll find your spectacular reception and kitchen, giving you close to 330 square foot to arrange as you like. Engineered flooring lies underfoot, and there are multiple skylights above as well as windows, ensuring the space is constantly bathed in light. Built-in shelves sit within an alcove. Your kitchen lies along one wall, with glossy grey units complemented by white metro tiling. There's built-in storage here too.

It's barely a minute's walk to South Woodford station, from where the Central Line will take you to Liverpool Street in twenty minutes or Stratford for shopping at Westfield in half that time. If you're in the car, you're just half a mile from the handy North Circular. When you're staying local, the amenities of pleasant South Woodford are on your doorstep. As for green spaces, Roding Valley Park is just eight minutes away, and the wild greenery of Epping Forest a mere fifteen minute stroll.

WHAT ELSE?

- Your new local is The Railway Bell, a much loved pub with great grub and a sunny beer garden.
- Feel like seeing something on the big screen? The splendid Art Deco cinema Odeon South Woodford is just eight minutes from your new home.
- Locals' favourite Sakura Sushi & Buns is seven minutes from you, so you never have to crave sashimi for long.

A WORD FROM THE OWNERS...

"We moved into the property just before we had our first child and for us the location of the house couldn't have been better. Everything is on your doorstep - cafes, pubs, restaurants, supermarkets and many more. Being less than a minute to the tube is such a blessing after a long day at work or a late night out! The upside-down lay out of the house works perfectly. Our upstairs living area is bright, spacious and warm and the open plan nature worked brilliantly for us. We love the modern approach to living the property offers and have loved living in the heart of South Woodford."

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