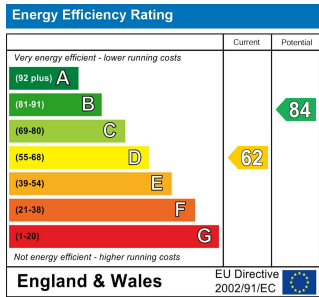
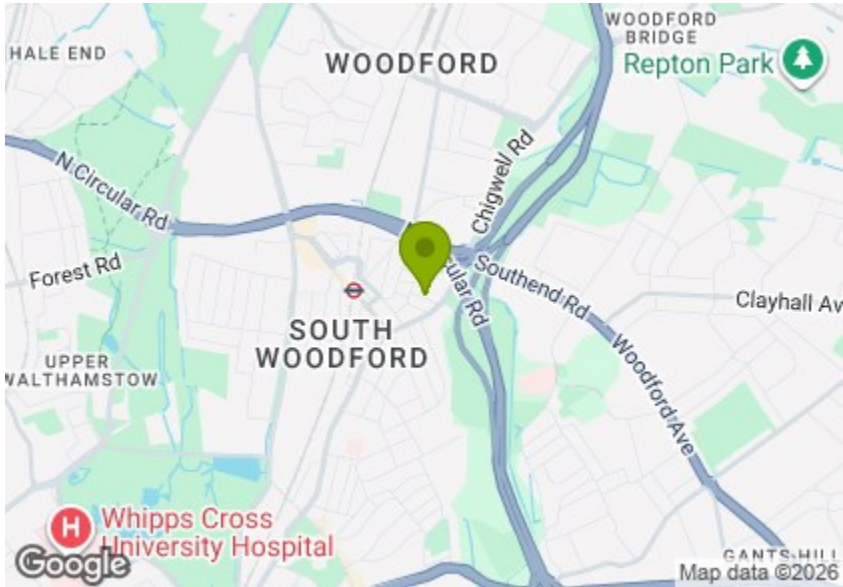




Total Area: 120.2 m² ... 1294 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



GRANVILLE ROAD, SOUTH WOODFORD

Offers In Excess Of £725,000 Freehold
4 Bed House - Terraced



Features:

- ****SOLD BY THE STOW BROTHERS****
- Four Bedrooms
- Two Bathrooms & Ground Floor WC
- Double Loft Conversion
- Through Lounge
- Dining Kitchen
- Short Walk To George Lane
- Chain Free

A bright and beautiful four double bedroom Victorian mid terrace spanning three storeys plus a large garden. You're in the heart of South Woodford here, with your pick of superb amenities, travel connections and open green spaces.

You're literally a two minute walk from Roding Valley Park, ideal for endless leafy strolls north or south, whenever the mood takes you. A thirty minute stroll south will bring you to Wanstead Park where you can continue on Wanstead Flats – the southernmost edge of ancient Epping Forest.

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

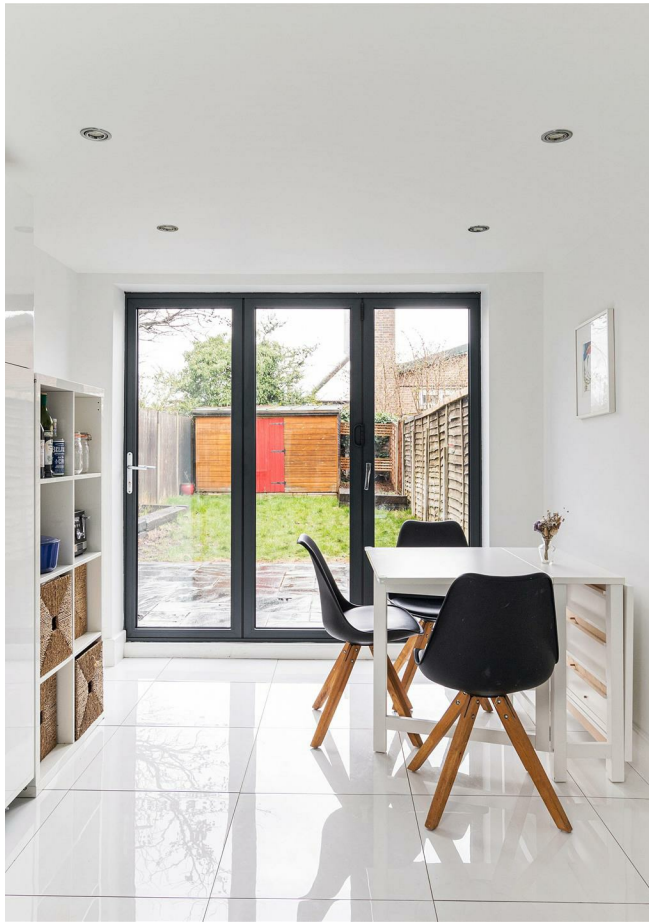
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

You'll be reclining in your sizeable 280 square foot through lounge, with bistro shutters over a bay window, teal flourishes and an iron fireplace taking centre stage. Smartly engineered hardwood flooring flows throughout, and the whole space is dual aspect. Next up is your immaculate 175 square foot kitchen/diner – an expertly extended, dazzling white space. Again dual aspect, with a Belfast sink and chef's oven.

Slide back the bi-folding floor to ceiling black Crittal doors to the rear for your forty five foot garden, where patio gives way to lawn, beds and a shed. Back inside and the ground floor's completed by a handy WC. Pad up the stairs and two exemplary double bedrooms await, one with an original Victorian fireplace. The family bathroom's a calming affair with a clawfoot tub and double length rainfall shower cubicle. Lastly, up on the second storey sit two more double bedrooms, the larger home to twin skylights, a Juliet balcony and an en suite shower room as pristine as its predecessor.

Outside and you're just a seven minute stroll from South

Woodford station, where the Central line will whisk you to Liverpool Street in twenty minutes, or to Stratford for shopping at Westfield, Stratford City's shopping colossus, in just ten. All of South Woodford's amenities are within easy reach – from cafes, restaurants and supermarkets to the brilliant Art Deco Odeon cinema. If you're heading out of town the M11's a ten minute drive, with Stansted Airport just thirty minutes away door-to-door.

WHAT ELSE?

- You have five nearby schools rated 'Outstanding' by Ofsted include Churchfields Infants', Woodbridge High and Churchfields Junior School.
- This abode is offered chain free, for that all important hassle free move.
- The Railway Bell's your new local. A popular gastropub with delicious food and a sunny beer garden, it's just seven minutes' stroll away.



A WORD FROM THE OWNER...

"We were first attracted to this house by its classic look and its location – the perfect balance of proximity to Epping Forest, excellent schools and fast connections into Central London. Over the years we have lived here and started our family, we have come to appreciate so much more – and the area has continued to evolve. Our lovely neighbours are friendly and welcoming, and so many facilities are an easy walk away – playgrounds, green spaces, supermarkets, independent cafes, fitness clubs and more. This house has been a wonderful home as it has seen us through different life stages – we have loved hosting friends in the kitchen opening out onto the garden in the summer, and cosying up in the living room with our daughters in the winter."

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Reception Room
24'0" x 11'5"

Bathroom
10'2" x 9'7"

WC

Bedroom
16'3" x 9'3"

Kitchen / Diner
18'7" x 9'5"

Ensuite

Bedroom
15'0" x 10'11"

Bedroom
9'9" x 8'11"

Bedroom
11'1" x 9'6"

Garden
45'11"



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