



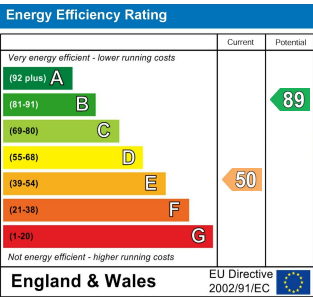
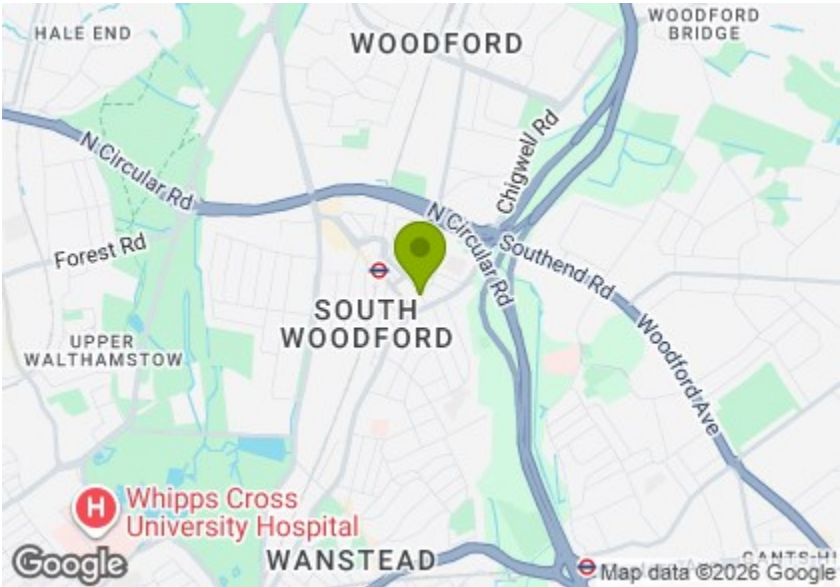
VICTORIA ROAD, SOUTH WOODFORD
Offers In Excess Of £550,000 Freehold
2 Bed Cottage



Features:

- Victorian Cottage
- Two Double Bedrooms
- Driveway
- Close to Amenities
- 60ft + South-West Facing Garden
- Potential for Development STP
- Double Glazed Sash Windows
- Eat-In Kitchen
- Powered Summer House
- Council Tax Band D

This lovely two bedroom semi-detached Victorian cottage has been totally refurbished to a very high standard and is in immaculate condition throughout. Located in the heart of South Woodford, it's just moments from the station and shops along popular George Lane.



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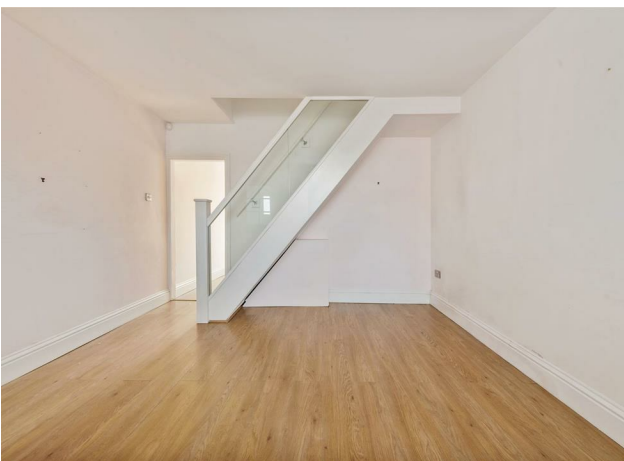
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IF YOU LIVED HERE

You could relax in the comfort of your own home, where everything is in tip-top condition and all conveniences of the capital are close by, from the local shops of South Woodford village centre to fast public transport links to the City and West End.

In addition to almost 800 square feet of space inside, you also have a large garden studio, a block paved front yard providing off-street parking, and a 60 ft long back garden.

The enclosed front porch leads straight into the main living room, which has an opening to the spacious rear kitchen just beyond a central stair to the first floor. The large square living room has great natural light from a window to the front, and views through to the rear garden via the opening to the kitchen and kitchen window. The kitchen has plenty of space for a dining table, and an L-shape of Shaker-style wall and floor cabinets with integrated appliances. Beyond the kitchen is a small boot room with two built-in storage cupboards, a door to the bathroom, and double doors to the 60ft long sunny southwest-facing garden.

The garden is zoned into three sections; a large decked area adjacent to the house, perfect for al fresco dining, a long lawn with a garden path and, at the end, a 114 square foot timber garden studio. This New England-style building has two windows and an electric supply, making it perfect as a workspace or guest room. Upstairs there are two identically sized large double bedrooms on either side of a small central

landing.

Decorated in a mix of subtle whites, neutrals, and natural wood finishes, the house has a light and airy ambience, all ready to move into and make your own. It also has the potential for further development, subject to planning permission.

WHAT ELSE?

- The property is in a great location, close to all the amenities of South Woodford and the Central Line station which has fast direct journeys to the City (18 minutes) and the West End (27 minutes).
- Nearby George Lane is a thriving local hub, with a range of independent shops, cafes, and restaurants, as well as high street chains such as M&S, Waitrose, Sainsbury's, and Starbucks.
- There's plenty of green space nearby, with Roding Valley Park just a five minute walk away, and Epping Forest a 20 minute walk or five minute drive.
- Both the North Circular Road and the M11 are about a minute away by car, making access around and out of the capital very easy.



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, Sainsburys, 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.

BEN CHARLETON

E18 SENIOR ADVISOR

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Garden
100'0" x 14'7"

Garden Room
9'10" x 11'6"

Porch

Reception
11'8" x 13'10"

Kitchen
11'7" x 11'0"

Bathroom
6'1" x 5'10"

Bedroom
11'6" x 10'10"

Bedroom
11'6" x 10'10"



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