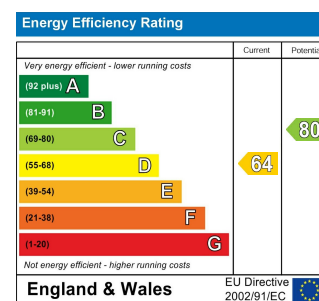
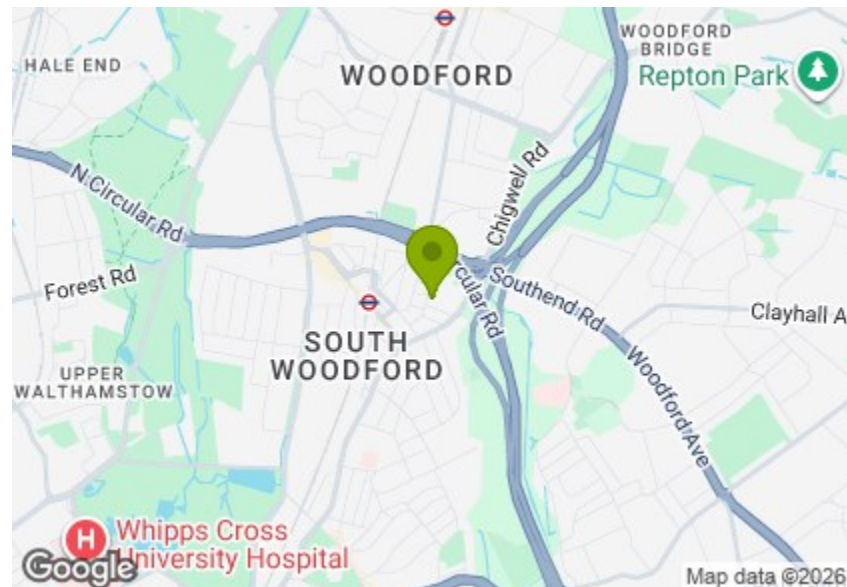


Total Area: 106.8 m<sup>2</sup> ... 1150 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only



## ASHFORD ROAD, LONDON Offers In Excess Of £700,000 Freehold 3 Bed House



### Features:

- Attractive Double Bayed Victorian Terrace
- Three Bedrooms & Loft Converted
- Chain Free Sale
- Two Reception Rooms & Ground Floor WC
- Secluded Rear Garden
- Potential For Side Return & Rear Dormer Extensions
- Oakdale School Location
- Short Walk To Tube Station & George Lane

A handsome double-bayed and brick fronted Victorian terrace close to the popular Oakdale Schools, this chain-free three-bedroom home offers generous living space, a mature secluded rear garden and excellent scope to grow further, all just a short walk from George Lane and South Woodford Underground.

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**IF YOU LIVED HERE...**

You'll have a lovely sense of space from the start, with two separate and comfortable ground floor reception rooms. The front reception benefits from a bay, making it a natural spot for relaxing, while the second reception offers flexibility for dining, working or family life. A ground floor WC adds welcome practicality, with a hallway leading through to the kitchen.

The kitchen overlooks the rear and has direct access to the garden, making everyday life feel nicely connected to the outdoors. The rear garden extends to approximately 12 metres and feels pleasingly tucked away, offering a peaceful space to enjoy in warmer months. It is also noticeably private in feel with no houses to the rear.

Upstairs, the first floor is home to two generous bedrooms and the spacious family bathroom, with the larger bedroom again set into the bay. The loft has been converted to create a further third bedroom, complete with eaves storage and its own WC. There is also fantastic potential for a kitchen side return or wraparound extension and a further fourth bedroom in a rear dormer extension, all subject to the usual permissions. The potential here

giving the next owners plenty of room to shape the home over time.

**WHAT ELSE?**

- South Woodford station is within easy walking distance, putting the Central line close at hand for straightforward journeys into the City and West End.
- George Lane is nearby for local favourites including Bobo & Wild and Tipi Coffee as well as shops, supermarkets, restaurants and the much-loved Odeon cinema.
- Epping Forest is close enough for regular walks and weekend escapes, while the Oakdale schools are one of the reasons this pocket remains so popular with families.



**WORD FROM THE OWNER...**

We loved living here, the house was so close to the Tube station that it made commuting into Central London for work really quick and easy and having the Westfield shopping centre just 15 minutes away was retail heaven!

It was lovely having so many shops, bars and restaurants within walking distance. There's such a safe and friendly community spirit in South Woodford that we felt at home here straight away.

It really is the ideal location because you're close enough to the city but not so close that the hustle and bustle of London is on your doorstep.

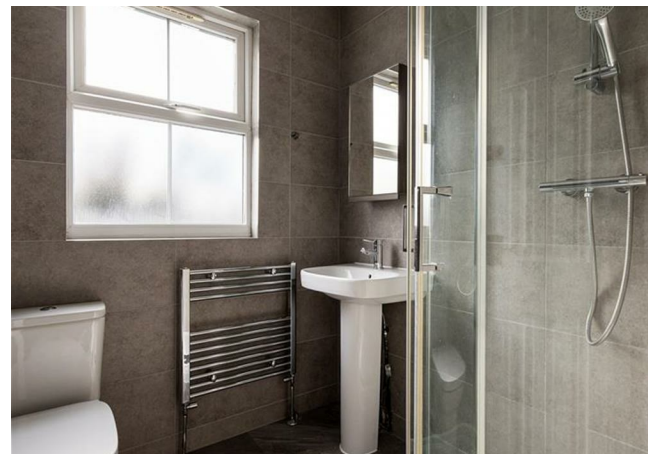
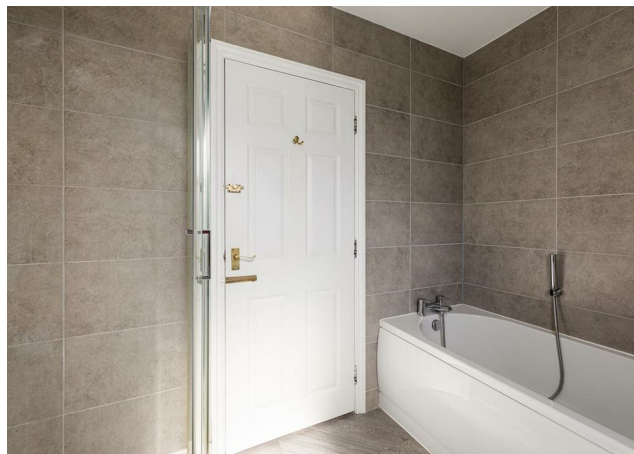
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**Reception**  
13'1" x 10'7"

**Bedroom**  
14'1" x 13'2"

**Reception**  
11'2" x 11'1"

**Bedroom**  
11'6" x 8'10"

**Kitchen**  
10'6" x 8'11"

**Bathroom**  
8'11" x 5'10"

**Bedroom**  
19'5" x 9'6"

**Garden**  
39'4"

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