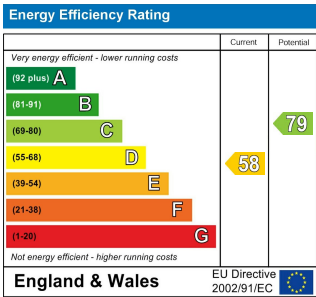




Total Area: 152.2 m² ... 1638 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



CHELMSFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £1,075,000 Freehold

5 Bed House - Semi-Detached



Features:

- Five Bedroom Victorian Semi
- Driveway
- South Facing Garden
- Ground Floor WC
- Utility Room
- Large Family Bathroom
- Master Bedroom With En-Suite
- Close To Schools & Epping Forest

A flawlessly appointed five bedroom Victorian semi detached, arranged over three storeys with a driveway and landscaped rear garden. The vast greenery of Epping Forest is moments away and drivers can be on the North Circular just as quickly.

As well as five substantial sleepers, your new abode is also home to a dedicated skylit study, twin bathrooms, dual receptions, huge kitchen/diner and utility room.

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

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

You'll have over 1600 square feet to stretch out in. Let's start with your striking front reception. Classic shutters sit on the large bay window, you've plush carpet underfoot and an elegant vintage hearth and mantel sit on the chimney breast. Everything's finished in stately pastel green, with original cornicing and ceiling rose overhead. Next door reception two is laid open to the hallway, with twin skylights ushering natural light into the heart of your home.

Explore further for some handy storage and your dedicated study, also skylit and currently in use as a playroom. Back in the hallway there's a handy spare WC and double doors leading to your impressive kitchen. In here an exposed brick surround oversees a comprehensive complement of cabinets, finished in cream with brushed chrome fittings, topped by timber work surfaces and a white letter box backsplash. A breakfast bar separates your skylit dining area, then it's on into the garden.

Step onto your broad patio and take in the huge, impeccably maintained south facing lawn stretching away between slate beds, thriving greenery and high timber fencing. A tremendous solace. Upstairs your principal bedroom suite to the front has twin windows with timber shutters, sleek integrated floor-to-ceiling storage, a soft peach paintjob and en suite bathroom, with integrated shower cubicle. Next door bedroom two's another generous double, in a deep powder blue palette.

Your family bathroom completes the storey and it's a real beauty. Happily substantial at more than 100 square feet, and tiled from floor to hip in large format smoky sandstone. You also have twin vanity sinks, tub and dedicated rainfall shower cubicle. Into the substantial second floor now, for your remaining trio of sleepers. All three are decent doubles ranging from 110 to 150 square feet, all equally elegantly appointed and characterfully colourful, with the rearmost featuring twin skylights set into the vaulted ceiling.

WHAT ELSE?

- As noted you're mere moments from the endlessly exploreable woodland and greenery of Epping Forest, starting just three minutes from your front door. Venture to your heart's content as far as The Gypsy Stone, Oakhill Pond or even the rolling greenery of Highams Park with its epic views over London.
- South Woodford tube is a fifteen minute walk, for direct connections to the City and West End via the central line. It's also surrounded by the wining and dining establishments of George Lane, where you'll also find the art deco Odeon cinema.
- You're well served for local schools, with six 'Outstanding' and eleven 'Good' primary and secondary schools all less than a mile away on foot, plus four independents. The 'Outstanding' Churchfields Juniors is just ten minutes walk.



A WORD FROM THE OWNERS.....

"We have loved living here for the last 5 years and growing our family, great care has been taken in the decor of the house and really made it a home.

We have the best of both worlds, being close to the city but also the tranquillity of Epping Forest at the end of the road, with many walks to take including through to Highams Park lake.

It's a really friendly community surrounding the area and we are lucky to have lovely neighbours. With great local cafes, nice restaurants and lots of green spaces we really enjoy living in South Woodford."

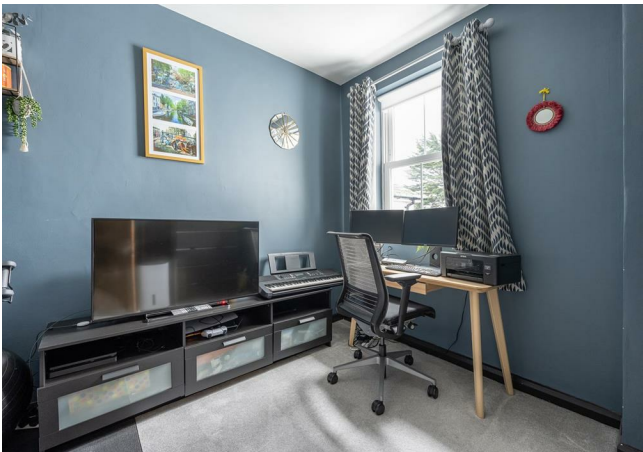
REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



Reception Room
15'5" x 14'3"

Reception Room
9'5" x 10'9"

Study
5'5" x 8'4"

WC

Kitchen / Diner
8'9" x 22'5"

Utility
5'5" x 9'6"

Bedroom
15'5" x 11'1"

Ensuite

Bedroom
9'6" x 9'6"

Bathroom
8'8" x 13'7"

Bedroom
15'5" x 11'1"

Bedroom
9'4" x 10'11"

Bedroom
8'10" x 12'7"

Garden
72'0" x 20'0"



REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM