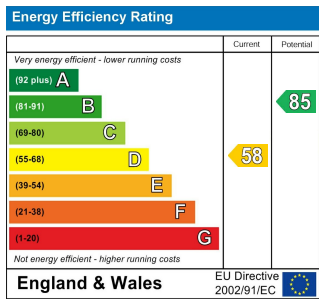




Total Area: 115.0 m² ... 1237 ft²

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.



GRANVILLE ROAD, SOUTH WOODFORD

Offers In Excess Of £650,000 Freehold

3 Bed House - Mid Terrace



Features:

- Victorian Terraced House
- Three Double Bedrooms
- Two Bathrooms
- Freehold
- Brick Fronted
- Close To Tube Station & Amenities
- Potential For Development (STP)
- Crica 60ft Garden

A perfectly positioned three double bedroom Victorian mid terrace spread across three floors with twin receptions, two bathrooms, lengthy garden and potential to extend. You're in leafy South Woodford here, moments from Roding Valley Park.

Behind that handsome brick frontage sit generous room sizes totalling over 1200 square feet, as well as a sixty foot, low-maintenance garden to the rear. The North Circular and M11 are close at hand so you'll always be well connected.

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E17 & E10
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0203 397 9797

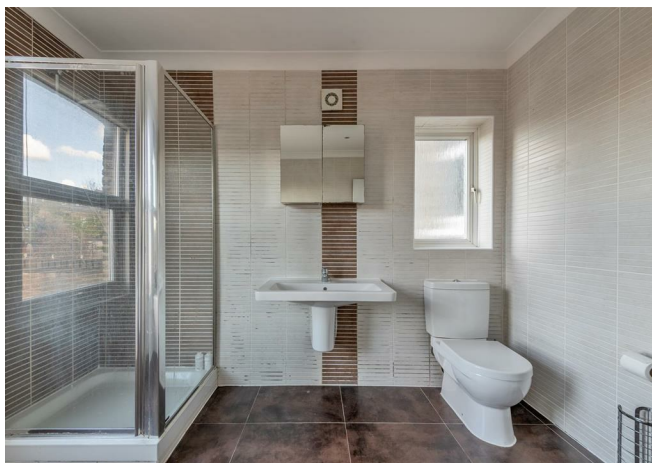
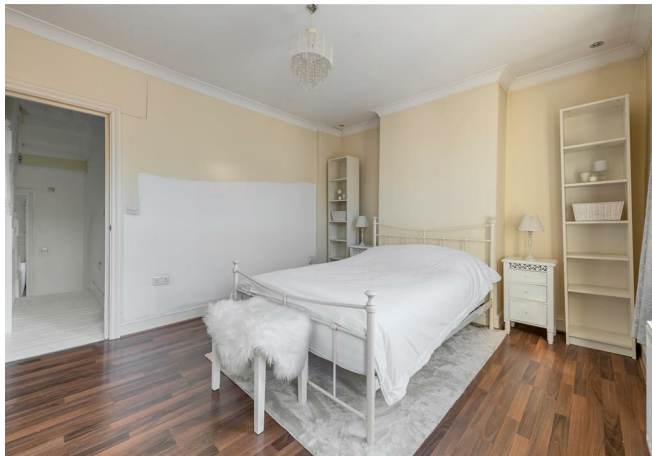
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IF YOU LIVED HERE...

You'll be relaxing and reclining in your 145 square foot front reception, with the south-facing bay window ushering in streams of natural light, and walnut effect hardwood running underfoot. It all leads through to your 135 square foot second reception with views over the garden. Next up and your dual aspect kitchen's home to a smart suite of white cabinets, a tiled biscotti backsplash and plenty of space to tuck into breakfast.

Step out here for your rear garden, where patio flanked by thriving beds leads to a handy shed. With around sixty feet to play with you could extend the kitchen area still further or perhaps build a garden studio (subject to the usual permissions). Back inside and head up to the first floor for two double bedrooms and the family bathroom, with a shower over the tub plus a separate shower cubicle. Lastly, head up to the second storey for your 240 square foot loft bedroom with twin skylights and direct access to bathroom number two, ideal for candlelit soaks.

Outside and you're just seven minutes' walk from South Woodford station, where the Central Line will speed you to to Liverpool

Street in twenty minutes, or to Stratford for shopping at Westfield in half that time. All the amenities of South Woodford are here too, from restaurants and cafes to the marvellous Art Deco Odeon cinema. Alternatively, a seven minute cycle or a quick bus hop from Chigwell Road will bring you to Wanstead Village for a wealth of artisanal stores and gourmet eateries nestled among open green spaces.

WHAT ELSE?

- Schools nearby rated 'Outstanding' by Ofsted include Nightingale Primary, Churchfields Infants and Wanstead Church School.
- Your new local is The Railway Bell, a home from home with a fine range of real ales, tasty burgers and a bustling beer garden. Just seven minutes' walk.
- You're an eight minute stroll from Japanese sushi and bao buns courtesy of Sakura at the top of Hermon Hill. Pick up some lamb buns or katsu curry for the tribe on the way home.



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. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 SENIOR ADVISOR

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Reception
11'6" x 12'4"

Reception
12'0" x 11'1"

Kitchen
9'6" x 16'6"

Bedroom
14'9" x 11'1"

Bedroom
9'4" x 11'0"

Bathroom
9'8" x 10'0"

Bedroom
13'1" x 18'6"

Bathroom
8'10" x 5'1"

Garden
54'1" x 15'8"



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