



GEORGE LANE, SOUTH WOODFORD

Offers In Excess Of £950,000 Freehold

4 Bed House - Terraced



Features:

- Four Bedrooms
- Immaculate Condition
- South Facing Garden
- Out Building / Studio With Wood Burner
- Large Proportions
- Ideally Located for South Woodford Station
- Close To All Amenities
- Double Glazed Sash Windows
- Planning Permission Previously Granted for Loft
- Utility Room

An immaculate four bedroom Victorian house, in the heart of South Woodford. Beautifully renovated, with original features retained throughout, this fabulous family home has endless appeal from stained glass front door to garden studio. In addition the property benefits from air conditioning in the kitchen and first bedroom.

While you already have a grand 1500 square foot of luxurious space to spread out into, planning permission has previously been granted to extend into the loft, making this a house that can grow with your family and your needs. Meanwhile, you'll love making the most of your versatile living space, with plenty of room for two to work from home, as well as a kitchen made for entertaining.

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IF YOU LIVED HERE

First off your welcoming entrance hall is your double reception, an impressive 350 square foot, with cornicing around the ceilings and engineered flooring underfoot. Shuttered and double glazed sash windows to each end fill the space with light, and the walls are in restful neutrals. There's storage under the stairs, as well as a neat downstairs WC with floating vanity sink. Your handy utility room sits to the left.

The hallway opens up into your fantastic 310 square foot kitchen diner. Geometric tiled backsplashes complement the glossy grey units, and a double sink sits under the window. A large sky lantern illuminates the perfect dining spot, and a neat two seater breakfast bar delineates the space. No fewer than three ovens are integrated at the ideal height. Bifold doors reveal your garden, with neat lawn and decking framed by mature borders. Your gorgeous garden studio sits in one corner, simply outfitted in oriented strand board, with wood burning stove and mains electricity as well as its own bifold doors to match.

Your first bedroom upstairs is a generous double of 130 square foot, with a view of the garden and storage to one corner. Soft carpet lies underfoot. Next is your elegant bathroom, with tile sided tub, rainfall step in shower, and concealed cistern WC. Then there are two double bedrooms of 160 square foot, each with

a wall of bespoke wardrobes, and one with twin windows to the front along with an eye catching original fireplace. Lastly you'll find your fourth bedroom to the front of the house, a single ideal for a child's room or a home office.

If you're driving, you'll be pleased to find you can be on the North Circular in five minutes. Commuting by tube is easy too, with South Woodford for the Central line just moments from home. You could be at Liverpool Street in a quarter of an hour or Tottenham Court Road in under half an hour. As for green spaces, you're under twenty minutes' walk from both Epping Forest and Roding Valley Park.

WHAT ELSE?

- You'll have a choice of outstanding schools nearby, including Nightingale Primary, Churchfield Infants and Churchfield Juniors.
- Your new local is The Railway Bell, a stately pub with a sunny beer garden and smashing Sunday roast.
- Pick up your morning coffee from Tipi Coffee or Bobo & Wild, in the High Street - just a short walk away.



A WORD FROM THE OWNER....

"We moved to South Woodford from Bow, East London and immediately fell in love with the local area and its great transport links, proximity to Wanstead and Epping Forest, as well as some great food and drink options within walking distance such as Sakura and Bread & Oregano. We have had 2 young children in the house and the garden is a great size for playing and gets lots of sun for most of the day. Wanstead, with its park is just a short walk away and we've spent lots of time there. Having the Central Line station at the end of the road also means central London is easily accessible. "

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Through lounge
15'5" x 14'5"

Through lounge
13'5" x 11'1"

Utility room
5'6" x 5'2"

WC

Kitchen/Breakfast room
26'2" x 11'9"

Bedroom 1
9'2" x 6'6"

Bedroom 2
13'5" x 12'1"

Bedroom 3
14'1" x 11'1"

Bathroom
8'6" x 8'2"

Bedroom 4
11'9" x 11'1"

Garden

Outbuilding/Studio



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