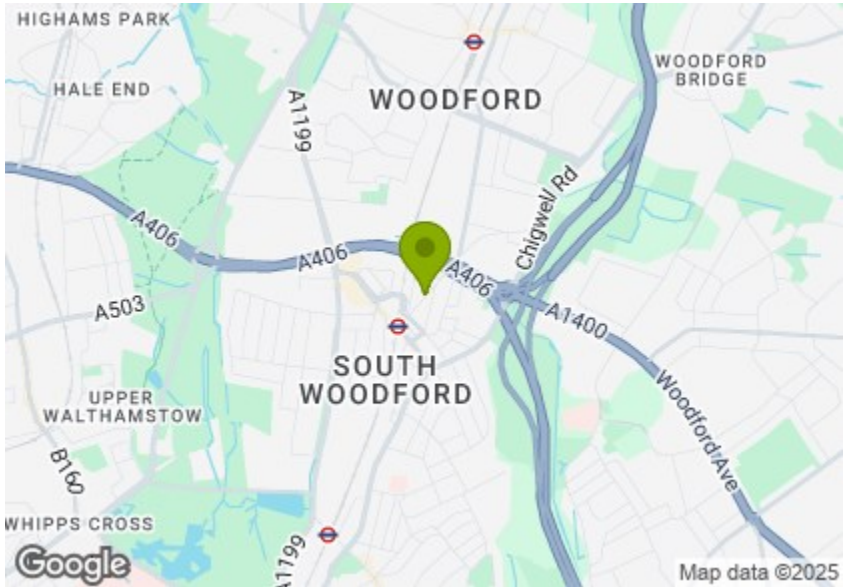
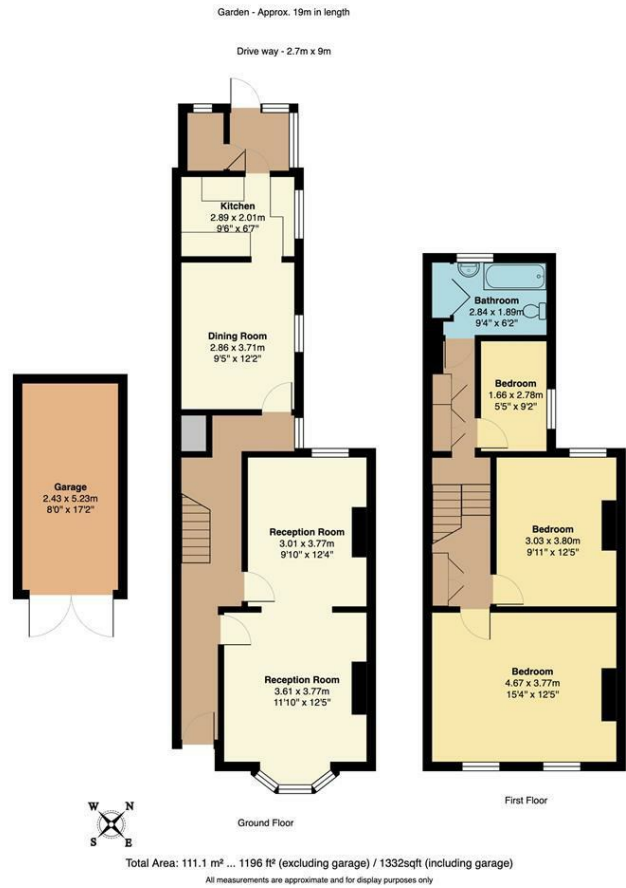


MULBERRY WAY, SOUTH WOODFORD
Offers In Excess Of £675,000 Freehold
3 Bed House - Semi-Detached



Features:

- Semi-Detached Victorian Home
- Chain Free
- Three Bedrooms
- Side Access
- Large Garden
- Garage
- Moments From South Woodford Station
- Potential For Loft Conversion STPP

A beautifully presented, chain free, three bedroom, semi detached Victorian family home, with a garage and large rear garden. All just a few minutes away from Roding Valley Park and the excellent shops, pubs and cafes of South Woodford.

Your door to door commute could take as little as twenty five minutes from nearby South Woodford station. From here, swift Central line services connect directly with Liverpool Street in twenty one minutes and Oxford Circus in thirty.

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
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0203 369 1818

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0208 520 3077

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0203 325 7228

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IF YOU LIVED HERE...

Exploring your entrance hall, you'll find two spacious reception rooms on your right, totalling 260 square feet, illuminated by a bright bay window to the front and single window to the rear. There's plenty of space for all the family to relax and an ornate cast iron fireplace with granite hearth provides a period focal point. At the end of the hallway you'll arrive in your 110 square foot dining room, a handsome space tastefully decorated in neutral tones, leading directly to your fitted kitchen offering heaps of potential for improvement and modernisation. In here, colourful mosaic splashbacks divide an abundance of cream cabinets and pale hardwood worktops, and an integrated electric oven and gas hob are topped with a stainless steel extractor hood.

At the back of your kitchen, a rear porch provides access to your large, private garden, a lush oasis of lawn and mature foliage, with a timber archway at its entrance. Back inside, on the first floor, your 185 square foot bedroom features another elegant feature fireplace surround. Your second and third sleepers come next, until you reach your family bathroom at the rear of the landing. In here you have floor to ceiling, glossy white tilework and a white heated towel rail rests against a dramatic block of green paintwork. There's a complete, modern white suite, large mirrored cupboard and a chrome mixer shower over the tub.

Your new local, the Railway Bell, is just a three minute walk away next to the station. This family friendly gastropub is well known for its spacious beer garden and hearty Sunday roasts. The South Woodford ODEON is also nearby, on the High Road, and makes a great alternative for a family day out on rainy days. If you fancy an adventure out in nature, then it's only ten minutes on foot over to Roding Valley Park, where you can explore the riverside footpaths to the North and South. On date night, we'd recommend booking a table for two at Decanteur restaurant for fine wines and tasty tapas.

WHAT ELSE?

- There are many primary and secondary schools within a mile radius of your new home, the closest being Oakdale Infant's School and Woodbridge High.
- Heavenly brunches and speciality coffees are available all week long at Bobo and Wild, only a six minute walk from your front door.
- If you wish to extend your living arrangements upwards into the loft there is potential to do so, subject to the usual planning permissions.



A WORD FROM THE OWNER...

"I have lived in this area for 32 years and in this house for 23 years. The area is fantastic with a brilliant selection of shops, pubs and bars within a 6 minute walk and the tube only 3 minutes walk getting you into Central London in under 30 minutes.

There is a great nursery, infant and junior school only a few minutes walk away and a secondary school about a 12 minute walk. Elmhurst Gardens is very close with a playground and tennis court and you have the brilliant Epping Forest on your doorstep for peace, relaxation and nature and boating on Hollow Ponds.

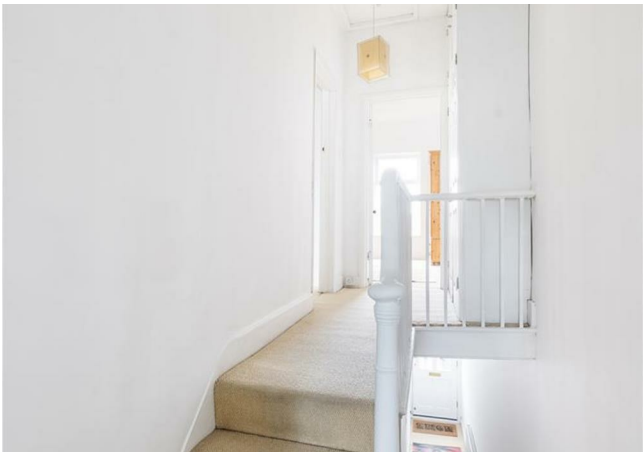
We bought the house for its great location, garage and large garden."

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Reception Room
11'10" x 12'4"

Reception Room
9'10" x 12'4"

Dining Room
9'4" x 12'2"

Kitchen
9'5" x 6'7"

Bedroom
15'3" x 12'4"

Bedroom
9'11" x 12'5"

Bedroom
5'5" x 9'1"

Bathroom
9'3" x 6'2"

Garden
62'4"

Garage
7'11" x 17'1"



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