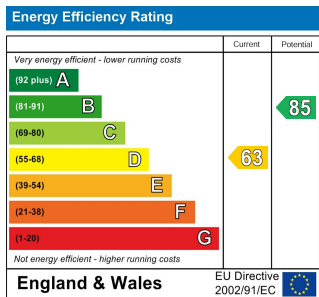




Total Area: 117.8 m² ... 1268 ft²

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.



COWSLIP ROAD, SOUTH WOODFORD

Offers In Excess Of £800,000 Freehold

4 Bed House

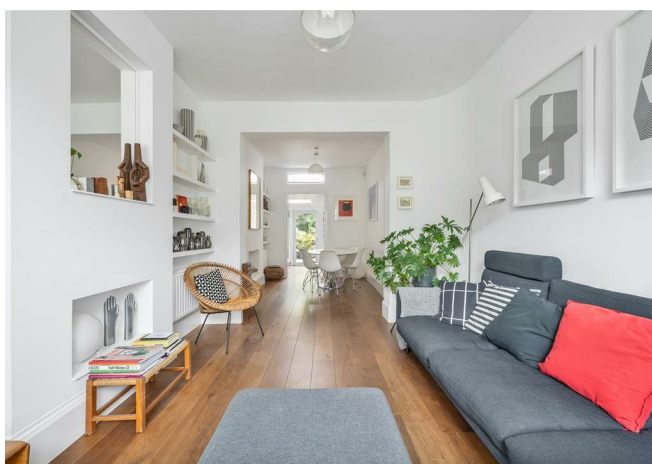
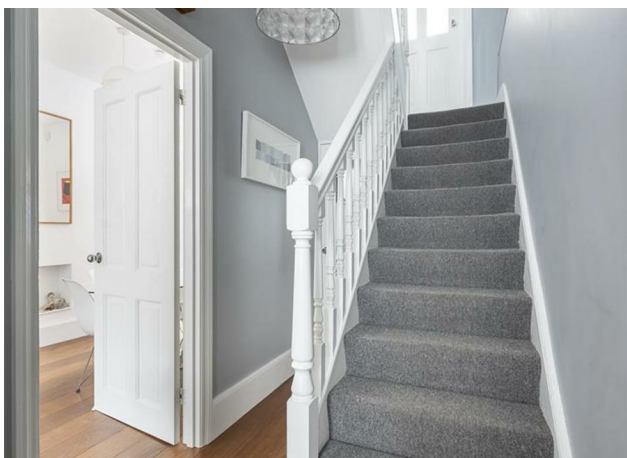
Features:

- Victorian Townhouse
- Four Double Bedrooms
- Lanscaped West Facing Garden
- Immaculately Presented
- 5min walk to South Woodford Station
- Catchment for Fantastic Selection of Schools
- Bright & Airy
- Close to Roding Valley Park

In quiet, residential South Woodford, sits your immaculately presented, four double bedroom, end terrace Victorian townhouse, with a beautifully landscaped, peaceful garden. All just moments away from Roding Valley Park and local tube links.

It's just a five minute stroll to South Woodford station, where you'll find fast, twenty one minute Central line trains to Liverpool Street. There are also direct connections to Stratford, Oxford Circus and Shepherd's Bush.

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0203 3691818



IF YOU LIVED HERE...

There's an air of elegance in every room of this cleverly updated and arranged family home. Your open plan living and dining room is finished in crisp, pristine paintwork and smooth engineered hardwood runs underfoot. Spanning the length of your home, this space is flooded with natural light from the bright bay window at the front and the skylight and patio doors to the rear. Your kitchen overlooks the garden and is full of glossy white cabinets, an integrated Bosch chef's oven and accent lighting.

In your gorgeous West facing garden, you'll find split level decking, raised planters and lots of lush greenery and foliage. Back inside, there's a convenient ground floor WC before you take the stairs up to your first floor. You have custom made wardrobes and shelving in the principal bedroom, with modernised and double glazed bay and sash windows. Your second sleeper also has purpose built shelving and offers garden views. Finally you have your sophisticated family bathroom, with oversized matt grey tilework, glossy black flooring, chrome fixtures and fittings and a contemporary white suite with shower over the tub.

Up on the second floor you'll find more convenient, built in storage on the landing. Stepping into your third double bedroom, currently in use as an office,

there are rooftop views, soft smoky carpet and purpose built open shelving in the alcoves. Your fourth and final double sleeper sits next door, with more of that soft carpet underfoot, two bright sash windows and a set of sleek integrated double wardrobes.

The green open meadows of Roding Valley Park are just a seven minute walk from your front door, with many footpaths and cycle routes to explore. From here, you can work your way up into Epping Forest or head South down to Wanstead Park and Wanstead Flats. After a refreshing bike ride, why not treat the family to a mouth watering, authentic Italian meal at Cucina Bettina? Or tuck into a fresh catch of the day at artisan Ark Fish Restaurant on Hermon Hill.

WHAT ELSE?

- Your new local will be The Railway Bell on George Lane. A charming, family friendly gastropub with a great patio beer garden and plenty of live music and DJ events.
- Parents will be delighted to know that nine local primary and secondary schools, within a mile of your home, have achieved a rating of 'Outstanding' or 'Good' from Ofsted.
- At Bread & Oregano, only four minutes away on foot, you'll find a relaxing ambience, speciality coffee, delicious breakfasts and a wonderful range of Greek salads and wraps.



A WORD FROM THE OWNER...

"We have lived in this house very happily for 20 years and have brought up our children here. It is a beautiful family home with lots of space, high ceilings and light. Downstairs is a great entertaining space and we have had some fab parties over the years! The garden is private and a real suntrap. It was designed to be low maintenance with evergreen plants so you get to see green all year round.

Our neighbours are lovely and the road has a friendly feel with lots of families. The schools are excellent (our kids went to Oakdale which is on this road, and Woodbridge which is an outstanding school), the Central Line is a few minutes walk away and you can walk to Epping Forest in 20 minutes. All the supermarkets are within a 10-minute walk and there is an amazing International Supermarket which is a reason to live here on its own!

Now that the kids have grown up and left home we're ready for a change so we are relocating out of London. If we had our time again, we'd move here in a heartbeat."

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Reception
10'0" x 14'5"

Reception
8'4" x 11'5"

Kitchen
14'5" x 7'11"

Bedroom
14'8" x 14'5"

Bedroom
8'8" x 11'5"



Bedroom
14'7" x 12'8"

Bedroom
9'0" x 11'5"

Bathroom
8'0" x 7'11"

Storage
46'3" x 16'3"

Garden
46'3" x 16'3"



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