Total Area: 113.9 m² ... 1226 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.

Reception
12'7" x 10'5"

Kitchen
14'0" x 10'2"

Bathroom
8'11" x 7'8"

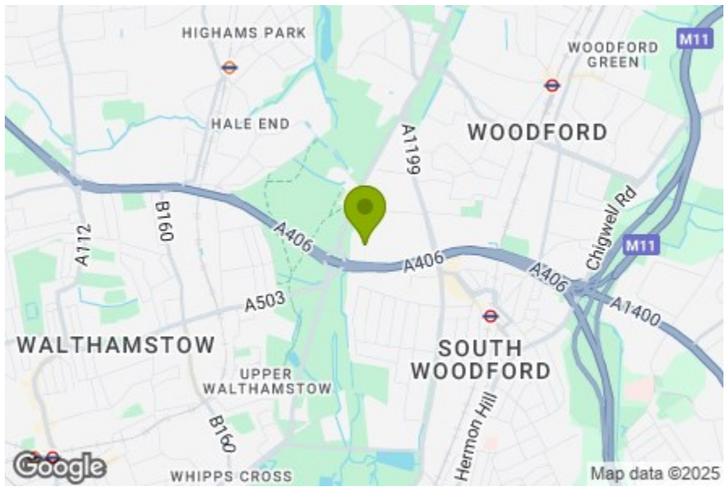
Bedroom
13'9" x 10'5"

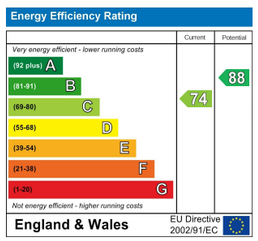
Bedroom
12'6" x 7'8"

Bathroom
7'10" x 6'7"

Bedroom/Study
17'11" x 12'11"

Bedroom
12'9" x 7'3"





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WALPOLE ROAD, SOUTH WOODFORD

Offers In Excess Of £750,000 Freehold

3 Bed House - Terraced

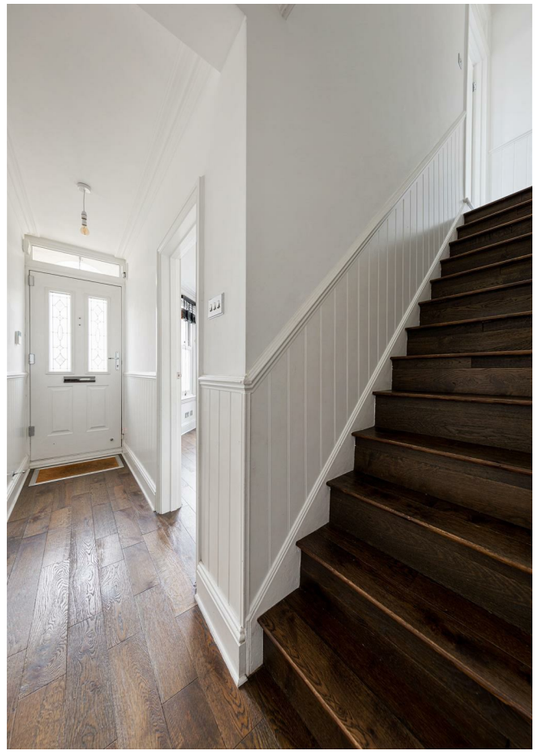
Features:

- Brick Fronted Victorian Terrace
- Three / Four Bedrooms
- Driveway
- Double Loft Conversion
- West Facing Garden
- Two Bathrooms
- Close To Forest
- Chain Free

This spacious three/four-bedroom Victorian home sits in a fantastic spot on the edge of Epping Forest, within easy reach of South Woodford's charming amenities, including great transport links and fantastic eateries.

It's all been beautifully restored, blending those gorgeous period features with modern convenience. There are two bathrooms, a fully converted loft and a dine-in kitchen, while on the outside the property benefits from a west-facing rear garden and a driveway. It's on the market chain-free, too.

REQUEST A VIEWING
0203 3691818



IF YOU LIVED HERE...

Behind that private driveway and spectacular bay frontage, your spotlessly decorated reception room is bursting with light. From the ornate beading to the column radiator and the wooden flooring to the sash windows, every inch has been considered, with the stunning fireplace surround as the focal point. This attention to detail has also been applied at the rear in the charming dine-in kitchen where you can enjoy an abundance of natural light, as well as the pristine units and appliances. There's a smart bathroom conveniently placed at the rear with both a walk-in shower and a striking claw-foot tub, while beyond you'll find your lovingly landscaped garden. As it's west-facing, you can enjoy optimum rays, so it'll be a joy to relax on the patio with a drink and enjoy the leafy views.

Upstairs, you'll find a stylish family-sized bathroom with vintage-style fittings, sparkling tiles and a walk-in shower, while the two bedrooms are just as pristine, each with immaculate decor, soft carpeting, a feature fireplace, column radiators and sash windows. Up in the converted loft, you have your spotless master, which has eaves storage, as well as a smaller room, which could be used as a study if more convenient.

As for beyond, there's plenty of greenery nearby, including the ancient woodlands of Epping Forest. Meanwhile, 12 minutes on foot towards South Woodford, there's the new branch of Jones & Sons. Anyone who's been been to the original restaurant in Dalston will testify that this is fine dining at its best. You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

WHAT ELSE?

-South Woodford station is around 20 minutes on foot. From here the Central line can take you to Liverpool Street in another 20 mins. Drivers can be on the North Circular in just a few minutes.
-Make the Railway Bell your new local. Less than a mile away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.
- Parents will be pleased to know you have an abundance of great primary/secondary schools in the nearby area. It's one of the reasons why Woodford/South Woodford is so popular with young families - the secret is definitely out.

A WORD FROM THE OWNER...

'We have thoroughly enjoyed living in this house.

We bought this house when our first son was a baby, and the house has since seen our family grow and the kids flourish. It is perfectly positioned between Epping Forest and many local amenities, with easy access to South Woodford station and the city, while being close to many excellent schools, like Churchfields, Forest and St Aubyn.

We absolutely loved spending time under the fig tree in the sunny garden, spending hours playing in the upstairs loft room, and cycling in the woods near the house.

This has been the perfect home for us and we hope it will offer this and more to its next owners.'

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