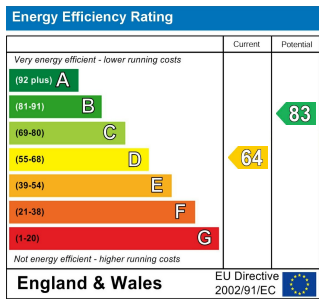
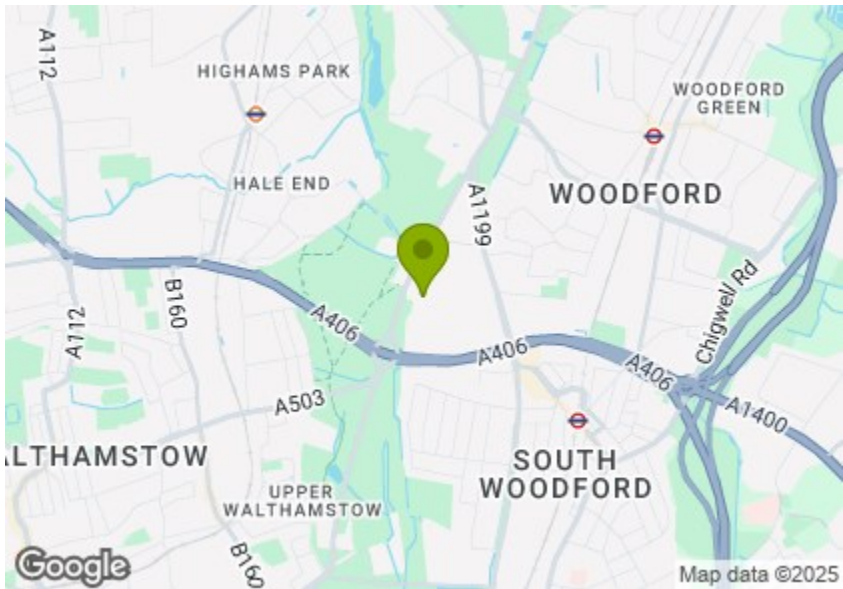




Total Area: 143.6 m² ... 1546 ft²

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.



WALPOLE ROAD, SOUTH WOODFORD

Offers In Excess Of £900,000 Freehold

5 Bed House - End Terrace



Features:

- Victorian Freehold House
- End Of Terrace
- Five Double Bedrooms
- Two Bathrooms + WC
- Utility Room
- Extended & Open Plan Kitchen/ Diner
- Driveway For Off Street Parking
- Close To Amenities
- Quick Walk Into Epping Forest

An elegantly appointed and lovingly developed five bedroom Victorian end of terrace on the borders of Epping Forest. Generously proportioned, artfully styled and beautifully bright across all three storeys, this is a home for a lifetime.

South Woodford's social hub of George Lane is just a ten minute stroll, for cafes, gastropubs, supermarkets, the Odeon cinema and South Woodford central line station for direct, speedy connections to the City and West End.

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
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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0203 3691818



IF YOU LIVED HERE...

You and yours will be luxuriating in over 1500 square foot of living space, plus a pristine and private garden to the rear. Inside, your 275 square foot through lounge will be an immediate hit - pale blonde parquet flooring flows in from the hallway, natural light bounces off the immaculate white walls and an ornate vintage hearth makes for a splendid conversation piece.

Next door your kitchen/diner is just as breathtaking. A bank of skylights run down one side, illuminating more parquet floors and a plentiful suite of skyblue cabinets topped with white marbled work surfaces. Sparkling gold fittings and recessed overhead spotlights complete the look, while a matching chef's island with oversized Dublin sink takes centre stage. A wall of bi-folding patio doors means you can throw it all open to your garden.

Out here you have a sunken patio leading up to a glorious expanse of zero maintenance Trulawn, all secluded behind high timber fencing. Back inside and your ground floor's completed by an indispensable, skylit utility room with marbled floors and more skyblue cabinets, plus a handy spare WC. Upstairs now, where your 200 square foot principal bedroom occupies the entire frontage, with plantation shutters on the bay window, floor to ceiling wardrobes and another strikingly restored vintage hearth.

The first floor's finished by two more substantial double sleepers and the first of your two bathrooms, a gorgeous designer shower room in the signature skyblue and white palette, with large format marbled floor tiling. Head into the expertly realised loft extension, where you have an impressive, skylit, 150 square foot bedroom to the front plus your fifth to the rear. Finally your second bathroom brings things full circle, metro tiled from floor to shoulder and with a shower over the tub.

WHAT ELSE?

- You have a private driveway for off street parking, and drivers can be on the North Circular in less than five minutes.
- Parents will be pleased to know that you have seventeen primary/secondary schools, all rated 'Good' or 'Outstanding', less than twenty minutes walk away. The 'Outstanding' Churchfields Junior School is less than ten minutes walk.
- You can be exploring the vast woodland wilderness of Epping Forest less than two minutes after stepping out your front door. You'll forget you're in London.



A WORD FROM THE OWNERS...

"Our family have loved living in this area and making this house our home. We have extensively renovated, adding a beautiful state of the art kitchen, pantry and double loft extension.

In particular we love how we are mere moments away from the serenity of Epping Forest, with it's acres of woodland and lakes, while also being a short distance away from the bustling high street. South Woodford is full of fantastic cafes, restaurants and the station takes you into central London in less than 20 minutes."

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Reception room
11'6" x 13'4"

Reception room
9'6" x 10'3"

Storage

WC

Kitchen/Diner
14'2" x 16'4"

Utility
4'7" x 11'11"

Garden
42'7" x 16'4"

Bedroom
15'2" x 13'4"

Bedroom
9'8" x 10'3"

Bathroom
5'10" x 6'1"

Bedroom
9'8" x 13'8"

Bedroom
13'1" x 11'4"

Storage

Eaves storage

Bathroom
8'6" x 5'4"

Bedroom
9'6" x 11'6"



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