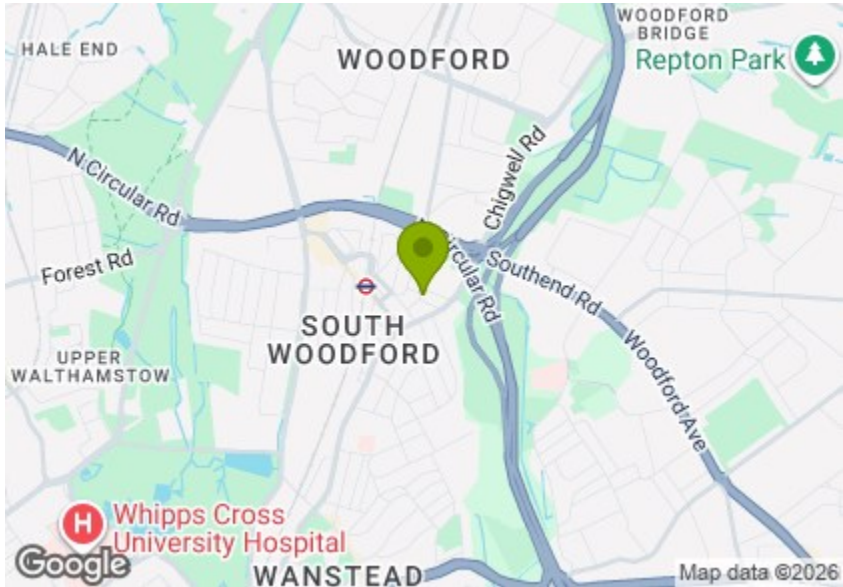


ASHFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £750,000 Freehold
4 Bed House



Features:

- Victorian terraced house
- Four bedrooms
- Two bathrooms + WC
- Double bay window
- Extended kitchen/diner
- Period features
- 5min walk to South Woodford Station
- Catchment for selection of highly rated schools

An elegantly appointed, expertly extended and enviably proportioned four bedroom Victorian terrace. You've three storeys of living space plus private garden behind that classic vintage frontage, and George Lane is just a short stroll away.

The open green space of Roding Valley Park is just three minutes from your new front door. Ideal for morning runs or evening strolls.

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

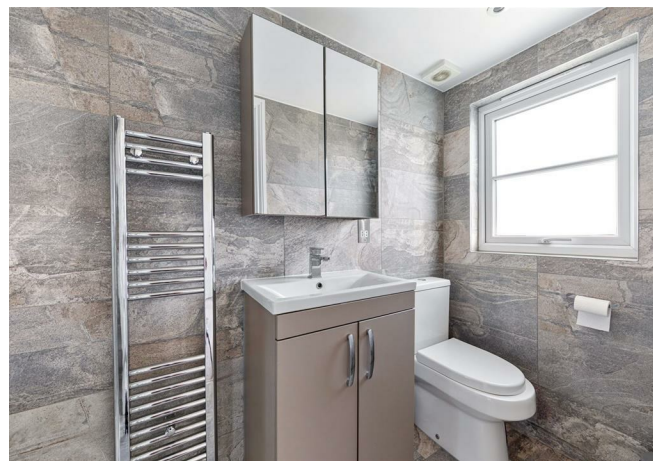
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
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0203 325 7228

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IF YOU LIVED HERE...

Step into your elegant, welcoming hallway and your open plan ground floor starts on your right. Your 140 square foot front lounge is finished in smoky grey up to the picture rail, rich dark Karndean flooring which laid on top of a hardwood floor flow underfoot and a handsome vintage mantel takes centre stage. A secondary lounge is artfully divided by a modest archway, for another 170 square feet of hosting space.

This is all laid open, in turn, to your skylit kitchen, for a truly open plan ground floor, with clear sightlines from the bay window at the front to the French doors at the rear. In between your kitchen's handsomely decked out with charcoal grey units and chunky white worktops, plus a chef's island and breakfast bar. Step outside for your garden, where a raised timber deck descends to a generous length of lush lawn.

Upstairs, there's a second bay window to your principal bedroom, a handsome 130 square foot double with fitted wardrobes from floor to ceiling. Bedroom two is another double, with garden view, and number three is a generous single. Your family bathroom's smartly

tilled in white, while upstairs you have a 180 square foot loft suite, with skylights, Juliet balcony and en suite shower room, tiled from floor to ceiling in smoky grey.

Outside, and you're just five minutes on foot from South Woodford tube, where the Central line will get you directly to Liverpool Street in eighteen minutes or Tottenham Court Road in twenty five, putting both the City and West End within a half hour door to door. The local social hub of George Lane is just past the station, for a wide choice of hops, supermarkets, cafes and bars.

WHAT ELSE?

- Parents will find ten 'Outstanding' or 'Good' primary/secondary schools less than a mile away on foot. The highly regarded independent Bancrofts schools are also just the shortest of drives away.
- Film buffs will be pleased to discover the longstanding Art deco Odeon cinema, less than fifteen minutes walk away.
- Wanstead Village is well worth the twenty minute walk of a weekend, here you'll find a great range of independent gastropubs and restaurants.



A WORD FROM THE OWNER...

"We moved to 12 Ashford Road in 2012 after getting married so that we could start our family. The house was a 3 bedroom then, but we moved in with a long term vision to extend into the loft and create a more spacious living / kitchen area to make the house feel larger and more spacious, but at the same time cosy. Almost 12 years on and having had two boys and grown with the house, we feel it might be time for another young family to enjoy and grow with it. We have some great memories here and we love the view from the Juliet balcony, the house is bright and feels homely, but our boys are soon to be leaving Oakdale. Whoever buys this house will feel at home. If the buyers have young children then they will love Oakdale Infants and Junior school which are both just a 2 minute walk away. The tube station is a few minutes around the corner and there are a plethora of shops on George Lane with some fantastic coffee shops and supermarkets. The neighbours are welcoming and friendly and there is a good community within and around Ashford Road / Albert Road. And if you want to venture a little further out, then Wanstead is a 20 minute walk or a 5 minute drive away. Overall, whoever buys this house will be very happy."

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Reception Room
13'6" x 10'4"

Bedroom
8'0" x 6'5"

Reception Room
15'8" x 11'7"

Bathroom

Kitchen
12'0" x 10'11"

Bedroom
17'8" x 10'6"

WC

Ensuite

Bedroom
13'6" x 9'8"

Eaves Storage

Bedroom
11'8" x 8'10"

Garden
42'7"



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