

BRESSEY GROVE, SOUTH WOODFORD

Offers In Excess Of £1,300,000 Freehold

5 Bed House - Semi-Detached



Features:

- 1930's Five Bedroom House
- Exquisite High Quality Kitchen Extension
- Prime Location Within The Firs Estate
- Three Bathrooms
- Loft Bedroom With Vast Glazing and Incredible Views over London
- Utility Room
- Ground Floor WC
- Polished Concrete/ Reclaimed Parquet Floors
- Driveway & Garage
- Short Walk Into Epping Forest

A gloriously bright and spacious five bedroom family home, comprehensively refurbished and extended in 2022. Artfully appointed and expertly finished throughout, with gorgeous rear patio, vast kitchen/diner, twin receptions and three bathrooms.

It's all enviably located less than a half mile on foot from both the open greenery of Epping Forest and the speedy central line links of South Woodford tube, for the best of both worlds.

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IF YOU LIVED HERE...

You'll have 2300 square foot of impeccably finished, brand new living space to revel in. Every inch is jaw dropping but the star of the show is without question your 350 square foot kitchen/diner, brilliantly lit by oversized skylights set in the vaulted ceiling and an impressive glazed array across the rear wall, including a set of Cortizo sliding doors. Stately deep blue cabinets are home to a full suite of integrated appliances including Liebherr fridge and freezer, Samsung ovens and Neff dishwasher, all sat under Durat reclaimed worktops. Atop the counter also features a Quooker hot water tap.

The substantial breakfast bar is also home to a Bora vented induction cooktop, while zoneable heating under the smoky polished concrete floor keeps things cosy in the winter months. It's all laid open to the 170 square foot second reception, and there's a strikingly skylit utility space next door complete with Howdens kitchen units, Hansgrohe sink and tap and more quartz worktops. Back in the main space and those sliding doors let you open everything up to your mansionesque, elevated marble effect concrete patio, over looking a secluded length of lawn.

Back inside and you have a sleek boutique cloak room, while your front lounge offers yet more sociable space, with the original bow window inset with stained glass, and blonde parquet flooring underfoot, flowing in form the welcoming hallway. Upstairs and your principal bedroom is a substantial double, with its own stained glass bow window and a wealth of storage. Bedroom two is your rear most double, and there's

also a generous single, currently in use as a study/home office, to the front.

Completing the first floor sleeping arrangements is another double, 130 square foot and complete with an elegant en suite shower room, arrestingly finished with onyx and blue-green trim. Off the landing, you have your family bathroom, featuring extra space for laundry, a vintage finish and shower over the tub. Upstairs, and your expertly realised loft extension is once again brimming with designer style. Wall spanning Cortizo sliding doors open up to a Juliet balcony with superb views of not only your garden but expansive views across London, a skylight sits opposite with soft carpet and a violet finish in between. The penthouse feel is completed by a skyblue en suite shower room.

WHAT ELSE?

- You have a private garage in addition to the driveway (also featuring a Commando electric vehicle socket) and drivers can be on the North Circular in around five minutes. Otherwise, as noted, it's less than ten minutes to South Woodford tube where the central line will whisk to you to Liverpool Street in eighteen minutes or Tottenham Court Road in twenty seven.
- The endlessly explorable expanse of Epping Forest is practically on your doorstep here, you can wander for miles, all the way to Highams Park in the north to Hollow Ponds in the South. You'll forget you're in London.
- Parents will be pleased to find six 'Outstanding' rated primary and secondary schools all less than a mile away on foot, with a similar number rated 'Good'. The highly esteemed Bancrofts and Bancrofts Prep independent schools are also close by, less than ten minutes drive.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese restaurant Sakura, and the award-winning Indian Grand Trunk Road. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 SENIOR ADVISOR

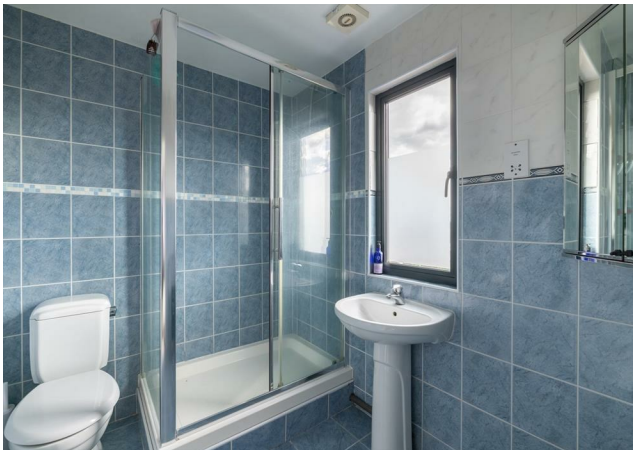
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Reception 1

14'5" x 13'8"

Reception 2

13'0" x 13'0"

Kitchen/Diner

24'1" x 17'0"

Utility Room

6'5" x 12'4"

Bedroom 1

9'1" x 14'9"

Ensuite 1

6'9" x 7'4"

Bedroom 2

8'11" x 11'1"

Bedroom 3

12'10" x 13'8"

Bedroom 4

12'11" x 12'2"

Bathroom

8'10" x 8'3"

Bedroom 5

12'8" x 18'4"

Ensuite 2

7'3" x 5'10"

Garage

9'3" x 14'9"

Garden

59'0"



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