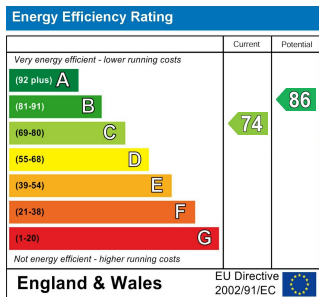




Total Area (Excluding Eaves Storage & Garden): 117.3 m² ... 1263 ft²

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.



ASHFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £750,000 Freehold

4 Bed House - Mid Terrace



Features:

- Victorian Terraced House
- Four Bedrooms
- Two Bathrooms + WC
- Period Features
- West Facing Garden
- 4 min walk to South Woodford Station
- Close to Amenities
- Beautifully finished
- Plantation Shutters
- Open Plan Living Space

An artfully developed four bedroom, twin bathroom Victorian terrace, arranged over three floors and brimming with character, vintage features and plush designer details. It's all sat just moments from South Woodford tube and George Lane.

Benefitting from an elegantly finished kitchen and flexible living space, you also have a wonderfully secluded garden to the rear, with a BBQ patio leading up to a stretch of Trulawn.

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
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

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE

You'll be revelling in the love, care and expertise that's been poured into all 1260 square feet of this impressive family home. There's a wealth of social space to the front, with twin receptions totalling twenty four feet in depth, artfully divided with bi-folding industrial style glazed doors. Lovingly restored original floorboards flow underfoot, while vintage hearths and a tower radiator meld contemporary and classic designer style.

A handy, gleaming spare WC sits under the stairs, while continue to the rear for your beautifully bright contemporary kitchen, smartly decked out with a suite of glossy grey cabinets, chunky quartz worktops and eye-catching geometric tiling with underfloor heating. Skylit, with an exposed beam overhead, clever zoning and lovely garden views, it's a great space. Upstairs and your principal bedroom's a massive 180 square foot, with plantation window shutters, bespoke fitted wardrobes from floor to ceiling, and ambient designer lighting.

Bedroom two's another sizeable double, carpeted and finished in tranquil pastels, while your family bathroom to the rear is a smart, spacious affair with a deep-set tub and extended, curvaceous walk-in rainfall shower cubicle. Head up your skylit hallway for the elegantly realised loft conversion. The skylit double bedroom to the front serves as another bright, principal sleeper, while your compact double to the rear completes the sleeping arrangements. Your second bathroom is finished in smoky sandstone.

Finally, the quiet, easy maintenance garden enjoys almost unobstructed sky views across the rear. Two additional secured bike stands in a storage unit are handily accessible from the front for greener commutes.

Once outside, you're a mere four minute walk from South Woodford tube. Sat in zone four for the Central line, from here you have direct runs to Liverpool Street (eighteen minutes) or Tottenham Court Road (twenty six minutes) or the Elizabeth Line at Stratford, putting both the City and West end around a half hour away door to door. Just past the station is the local social hub of George Lane, home to a fine collection of cafes, shops, and restaurants. A couple of moments in the other direction, and you can be exploring the greenery of Roding Valley Park.

WHAT ELSE?

- Parents will be pleased to discover no fewer than five 'Outstanding' primary/secondary schools within a mile alone. The 'Outstanding' and much loved Nightingale Primary is just a ten minute stroll.
- Whenever you want to lose yourself in nature, the endlessly explorable expanse of Epping Forest is just over fifteen minutes on foot, just past the tranquil blue waters of Eagle Pond.
- Film lovers will be delighted with the classic art deco Odeon cinema at the top of George Lane, just a half mile on foot.



A WORD FROM THE OWNERS.....

"The property is located in a sweet spot for great schools (Nightingale, Oakdake, Snaresbrook and Our Lady of Lourdes in Wanstead), as well as nurseries.

The property is in striking distance to many play grounds (Wanstead, Churchfields, Elmhurst).

The property is a 4 minute walk to the tube with an array of shops and cafes along the way.

The neighbours are extremely friendly and diligent and always look out for one another."

REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



Reception Room
14'11" x 11'10"

Reception Room
11'8" x 11'9"

WC
2'8" x 5'10"

Kitchen
14'3" x 9'4"

Garden
14'9" x 22'1"

Bedroom 1
14'11" x 11'10"

Bedroom 2
9'0" x 11'9"

Bedroom 3
12'11" x 13'4"

Bedroom 4
7'3" x 8'6"

Bathroom 1
7'8" x 9'4"

Bathroom 2
7'4" x 5'1"



REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM