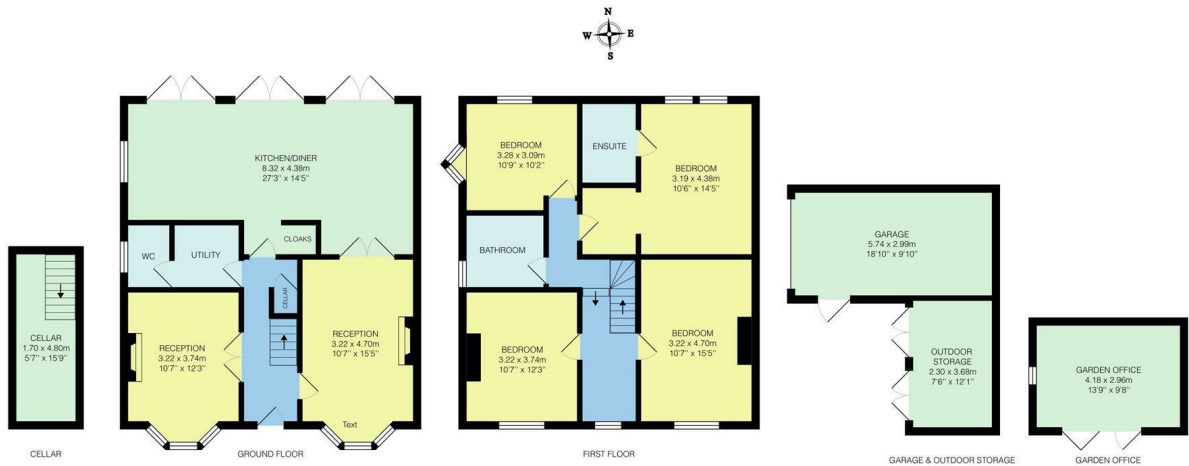




Total Area (Excluding Cellar, Garden Office, Garage, Outdoor Storage): 1,557m sq ... 16,768 ft sq
Total Area (Including Cellar, Garden Office, Garage, Outdoor Storage): 202.3m sq ... 2,178 ft sq

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.



CLARENDON ROAD, SOUTH WOODFORD

Offers In Excess Of £1,700,000 Freehold
4 Bed Cottage - Detached



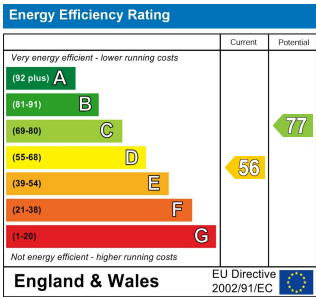
Features:

- Ivy Cottage
- Double Fronted / Detached
- Four Double Bedrooms
- Family Bathroom / En-Suite
- Garage / Garden Office / Cellar
- Utility Room / Ground Floor WC
- High Specification Kitchen
- Period Features / Off Street Parking
- Beautifully Presented
- Five Minute Walk to South Woodford Tube

A lovingly curated, beautifully grand four bedroom detached home in our leafy sweet spot of South Woodford. Immaculately finished throughout, each room brims with light, colour and character. There's also a garden studio, garage and cellar.

South Woodford's lively social hub of George Lane is just five minutes' walk, as is South Woodford tube station, ready to whisk you directly into the City in just eighteen minutes via the Central line.

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E4 & N17
hello4@stowbrothers.com
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E17 & E10
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E18 & IG8
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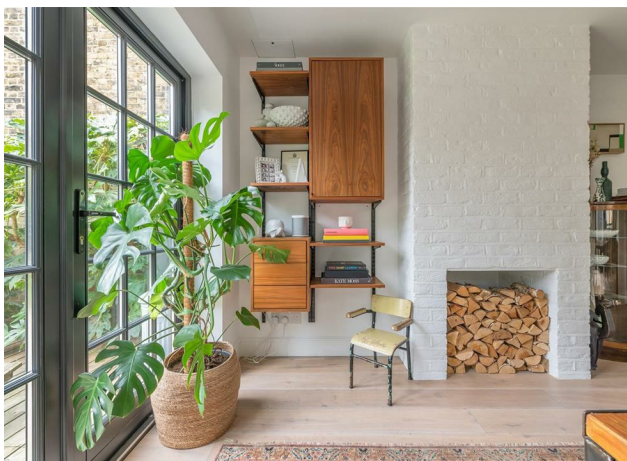
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IF YOU LIVED HERE...

You'll be enjoying all the love, care and expertise that's been lavished on this superb double fronted family home, with almost 1700 square feet of living space to stretch out in. Design & Decor is a compelling, bespoke blend of high end vintage style and smart contemporary finishes throughout. Your bright and generous entryway drops jaws straight away, with classic Edwardian tiling underfoot and a staircase finished in a striking green, Edward Bulmer paintjob. Elsewhere Farrow & Ball or Little Green paints are used throughout.

The first of your twin receptions sits to the left. Coming in at 125 square feet, a vintage wood burner sits in a blank hearth under a reclaimed railway sleeper mantel. There's also a cast iron radiator, a Castrads original as throughout, and ornate original mouldings overhead. Across the hall, reception two is still more spacious at 165 square feet, finished in exquisite French Gray by F&B and laid open to your 390 square foot kitchen/diner, for floods of light and clear sightlines from front to back.

In here three pairs of French doors frame an impressive garden vista, while a marbled breakfast bar takes centre stage in the kitchen and suspended filament lighting hangs over the dining area. Handsome custom cabinets house high end Siemens appliances, while chunky worktops sit below Fired Earth splashbacks. Outside, a substantial raised deck gives way to a fifty foot stretch of lawn ending in a large patio, home to your bright and stylish, 140 square foot garden office.

Back inside and your ground floor's completed by a handy spare WC and utility room. Upstairs, your principal bedroom is a princely 150 square feet, with a wall of bespoke floor to ceiling wardrobes, charming dressing area, and a gleaming en suite bathroom finished in marbled tiling with walk-in rainfall shower. Elsewhere, your three remaining sleepers are all spacious, characterful doubles with hardwood flooring throughout. Finally, in your family bathroom the vintage floor tiles call back to your hallway where we started, and there's a large rainfall shower over the tub.

WHAT ELSE?

- Local schools are excellent, with no fewer than five 'Outstanding' primary/secondaries within a mile alone. The ever popular Nightingale Primary school is around ten minutes' walk.
- Your private garage sits to the end of your garden (along with substantial extra storage) and drivers can be on the North Circular in around five minutes. And don't forget that cellar, at a shade under 100 feet it's ideal for turning to all manner of uses.
- George Lane is home to a fine choice of bars, gastropubs, restaurants and supermarkets. And don't forget the Art Deco Odeon cinema for film buffs. Just around the corner.



A WORD FROM THE OWNERS...

"Ivy Cottage has been a wonderful family home to us for the past 8 years. Our children's primary school is a short walk from the house and we often bike to their extra curricular activities such as Girl Guide meetings and swimming lessons at Forest School. Pre-pandemic we benefited greatly from easy access to the central line and post pandemic we have enjoyed being able to work at home in our spacious and tranquil garden office. We often spend weekends in our secluded garden entertaining friends and family, but when we venture out we enjoy exploring Epping Forest, Wanstead Flats and Queen Elizabeth Olympic Park.

The high street has everything we need and is becoming increasingly more independent. We love shopping at the International supermarket, having breakfast at Tipi Coffee, grabbing a cake from Gails and we always buy our children's school shoes from Sid & Evie's. Our neighbours are our community and we often catch up for coffee, dinner and play dates. We will be sad to leave them and this beautiful family home."

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Reception
10'6" x 12'3"

Cellar
5'6" x 15'8"

Utility

WC

Reception
10'6" x 15'5"

Kitchen/Diner
27'3" x 14'4"

Garden
30'2" x 72'10"

Garden office
13'8" x 9'8"

Bedroom
10'6" x 15'5"

Bedroom
10'5" x 14'4"

Ensuite

Bedroom
10'9" x 10'1"

Bathroom

Bedroom
10'6" x 12'3"

Garage
18'9" x 9'9"

Outdoor storage
7'6" x 12'0"



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