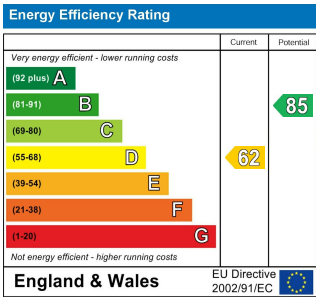
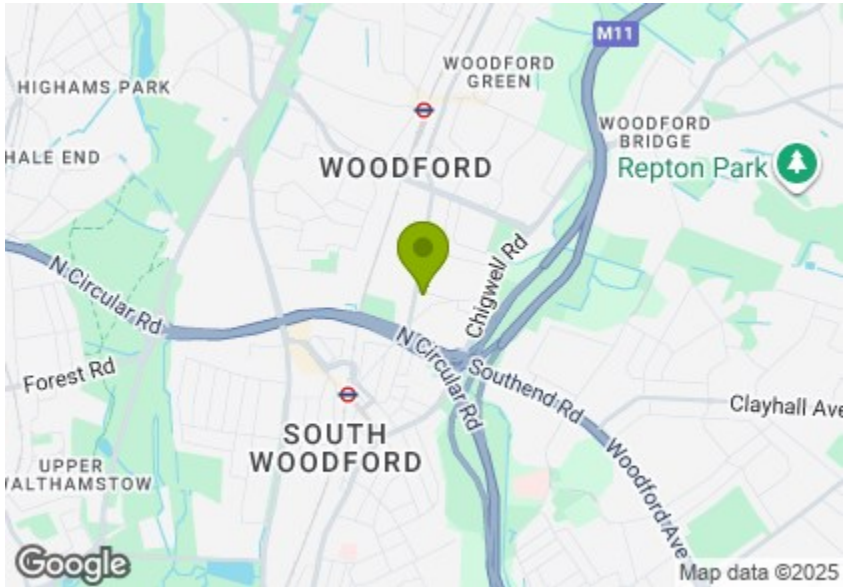




Total Area (Excluding Cellar): 100.8 m² ... 1085 ft²

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.



GORDON ROAD, SOUTH WOODFORD

Offers In Excess Of £650,000 Freehold

3 Bed House - Semi-Detached



Features:

- Three Bedroom Victorian Semi
- Bi-Folds To South Facing Garden
- Refurbished Dining Kitchen
- Polished Floors & Period Features
- First Floor Bathroom & Ground Floor WC
- Cellar & Loft Extension Potential
- Elmhurst Gardens & Roding Valley Park Near By
- KidsOwn & Woodbridge Locations

An elegantly appointed, three bedroom semi-detached, expertly developed and bursting with original features, style and character throughout. All just a short stroll from Roding Valley Park and the transport connections of South Woodford.

Your south-facing rear garden deserves a special mention. A flawless, BBQ-perfect patio serves as a superb dining room extension, giving way to a manicured length of lawn between lush screening greenery, and ending in a raised, gravelled seating area with a handy shed.

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0203 397 2222

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0203 369 1818

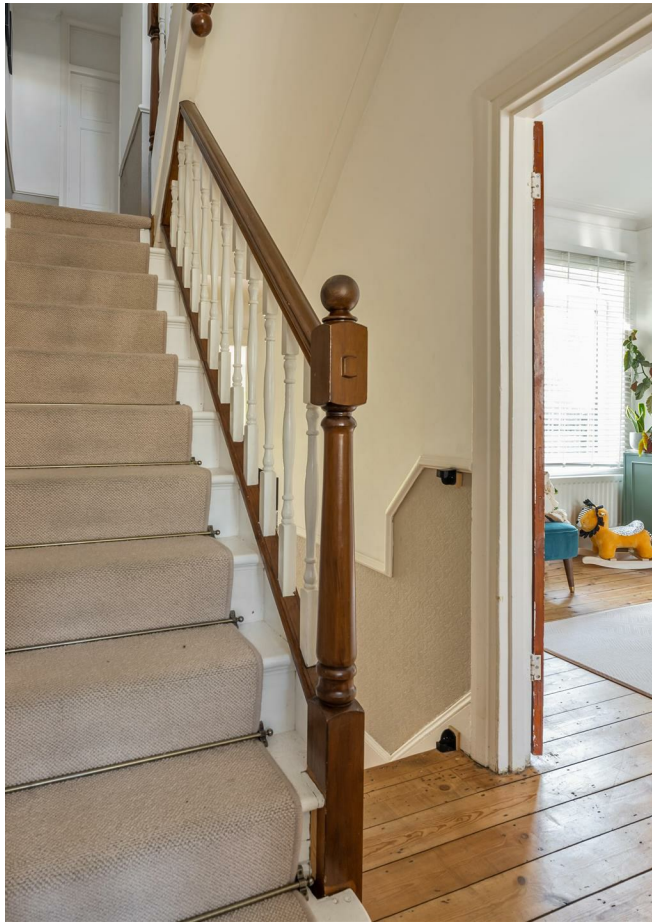
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IF YOU LIVED HERE...

You'll be enjoying an expertly curated mix of vintage and contemporary style, with your 250 square foot dual aspect through lounge serving as the leading example. In here classic timber shutters sit on the bay window and artfully restored original timber floorboards flow underfoot. A stately deep turquoise chimney breast, home to a striking vintage hearth and mantel, takes centre stage.

Moving to the rear, and your extended kitchen/diner features a more contemporary aesthetic, with a handy dining nook sat in a bay window of its own and large format blonde parquet flooring throughout the artfully arranged zones. Royal blue cabinets and white marbled counters run down the flanks in the kitchen, segmenting the space with a handy breakfast bar to the rear. Throw back the bi-folding, graphite trimmed floor to ceiling patio doors to bring the outside in.

Upstairs, your principal bedroom is a handsome 175 square feet, finished in simple pristine white, plushly carpeted and with a vintage ebony hearth in the chimney breast. Bedroom two's

another smart, substantial double while the single sleeper to the rear is ideal for a home office or nursery. Finally your family bathroom completes things in style, with metro tiles running from tub to ceiling and vintage geometrics underfoot.

WHAT ELSE?

- South Woodford's social hub of George Lane is just half a mile on foot for a good range of independent cafes and restaurants, plus South Woodford tube for speedy direct connections to the City and West End via the Central line.
- You have a 330 square foot cellar to play with, as well as the loft space still to explore. Up here, you could potentially follow your neighbours' lead and add an entire new storey (subject to the usual permissions).
- Parents will be pleased to discover five 'Outstanding' primary/secondary schools, all in a mile radius.



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."

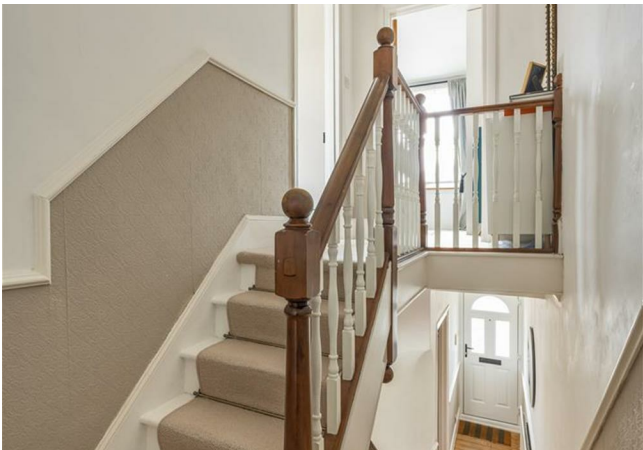
BEN CHARLETON
E18 SENIOR ADVISOR

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Cellar
15'11" x 20'11"

Reception
12'5" x 12'9"

Reception
10'5" x 10'0"

WC

Kitchen / Diner
12'5" x 23'2"

Bedroom
15'9" x 10'11"

Bedroom
10'4" x 10'0"

Bathroom
7'10" x 4'5"

Bedroom
10'11" x 7'1"

Garden
approx. 39'0" x 19'2"



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