

GROVE CRESCENT, SOUTH WOODFORD  
Offers In Excess Of £1,000,000 Freehold  
3 Bed House



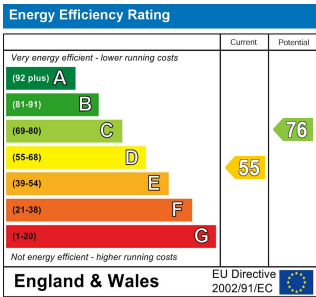
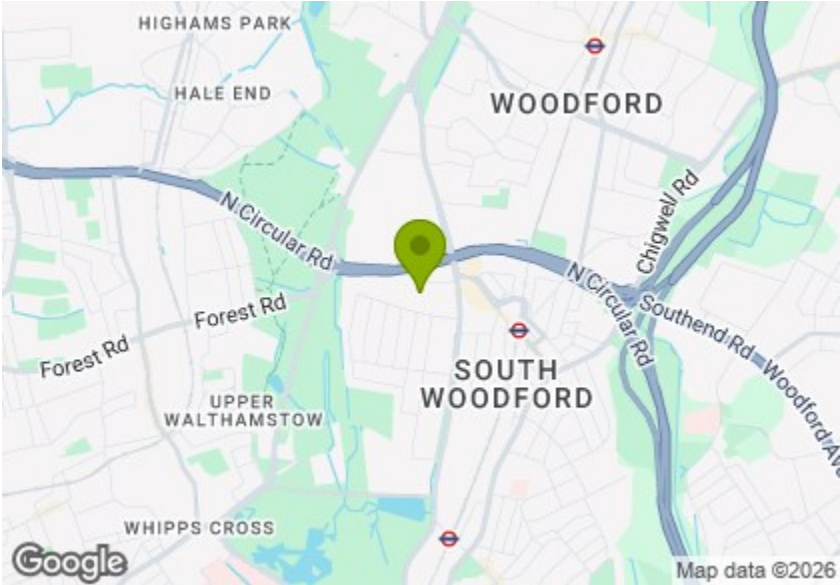
Features:

- Exquisite Late Georgian Townhouse
- Mature West Facing Garden With Rear Access
- Parking Space & Detached Garage
- Three Double Bedrooms - One With En-Suite
- Double Reception Room With Dual Aspect Outlook
- Newly Fitted Kitchen With Full Dining Area
- Replacement Double Glazed Sash Windows & Period Features Throughout
- Large Utility Room & Plenty Of Storage
- Front Garden With Shrubs & Greenery
- Premier Location Close to Forest & Underground

An exquisite traditional three bedroom late Georgian townhouse, full of clean, sleek designer lines to complement the vintage charm of the original architecture. Arranged over four storeys and more than 1700 square feet, it's just moments from George Lane.

Your striking home is full of signature statements and extra spaces, from the iron spiral staircase leading from your rear balcony to your patio, to storage areas, utility spaces and twin bathrooms.

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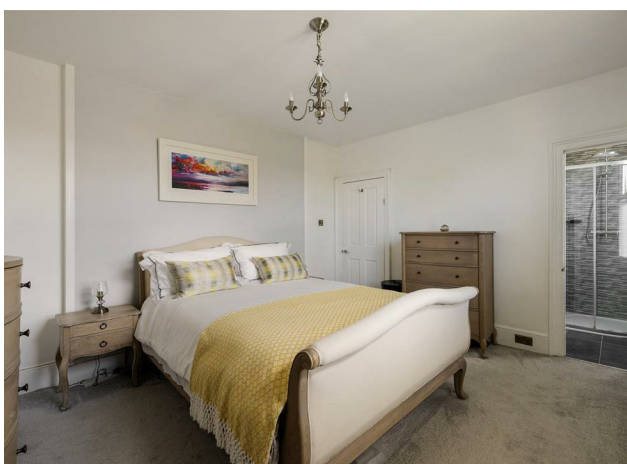
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#### IF YOU LIVED HERE...

This late Georgian townhouse stands out for its timeless character and smart layout, ideal for professionals, design-lovers or anyone seeking flexible space and a lifestyle-focused home. Recent upgrades include new sash windows, full kitchen and bathroom refit, utility room, storage, carpets, shutters, and much more, so there's nothing left to do.

Climb those palatial steps and your upper ground floor hallway is a suitably stately affair, extra wide with plenty of incidental space and smoky grey hardwood floors underfoot, stairs ascending ahead and your expansive through lounge on the right. In here blonde hardwood flows underfoot between the bay window to the front and your balcony to the rear. Walls are white and grey, with archways and open shelving either side of the chimney breasts.

Downstairs and the entire lower ground floor is dedicated to a beautifully renovated kitchen diner - complete with a marbled quartz breakfast bar and worktops, bespoke cabinetry, and Amtico flooring - making it the perfect space for entertaining, family meals, or quiet evenings in. With direct garden access, it's a rare and versatile feature for this style of London townhouse. Out in the hallway, a dedicated pantry and handy utility room complete the storey.

Onto the sleeping arrangements now, your first floor is home to a pair of substantial double bedrooms, each well over 150 square feet plushly carpeted and smartly

finished. Your principal sleeper to the rear also features a sleek designer shower room while your family bathroom is all vintage luxury, home to a clawfoot tub and two tone tilework with the added benefit of underfloor heating. Upstairs again, and your skylit loft sleeper is another huge double, full of natural light, currently in use as a luxurious home working space but would make an ideal bedroom too.

Outside, and South Woodford's social hub of George Lane is just five minutes on foot, for shops, supermarkets and all your day to day essentials as well as a generous range of independent bars and restaurants. The namesake George gastropub is sure to become a particular favourite, and there's even an art deco Odeon cinema just moments away. Alternatively, if it's nature you're craving, then the boundless greenery of Epping Forest starts just a third of a mile from your new front door. You'll forget you're in London.

#### WHAT ELSE?

- South Woodford tube station is less than ten minutes on foot, for speedy and direct connections to the City and West End via the Central line.
- Your west facing garden's accessed directly from your kitchen, or the spiral staircase descending from your lounge balcony. Either route brings you to a sunken patio, ascending to a sunny courtyard and lawn, flanked by mature foliage and ending in your private garage.
- Local schools are excellent, with a good mix of maintained and independents, sixteen in total all less than a mile away. The well regarded Bancrofts schools are also nearby.



#### A WORD FROM THE OWNER...

"What we've always loved about the house is how light and spacious it feels, the high ceilings and large airy rooms have given the house such a welcoming atmosphere. The character and architectural details really add to its charm. We've also really appreciated the location — being able to walk to George Lane for shopping, cafés and restaurants has been a real bonus. Having the tube just 10 minutes away, plus buses nearby, has made getting around so easy."

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**Kitchen**  
14'9" x 11'6"

**Dining Area**  
14'7" x 11'11"

**Storage**  
5'10" x 6'3"

**Utility Room**  
5'7" x 6'7"

**Reception Room**  
14'7" x 11'11"

**Reception Room**  
14'9" x 11'11"

**WC**

**Storage**

**Bedroom**  
14'8" x 11'11"

**Bedroom**  
14'10" x 11'11"

**Shower Room**

**Bathroom**  
6'0" x 6'7"

**Bedroom**  
13'7" x 11'11"

**Garage**  
17'2" x 8'4"

**Garden**  
36'1"



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