



BUCKINGHAM ROAD, SOUTH WOODFORD
Offers In Excess Of £900,000 Freehold
4 Bed House



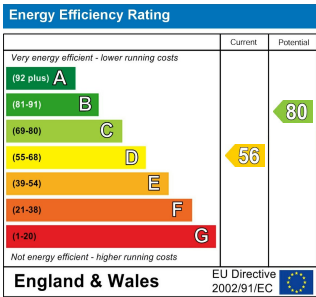
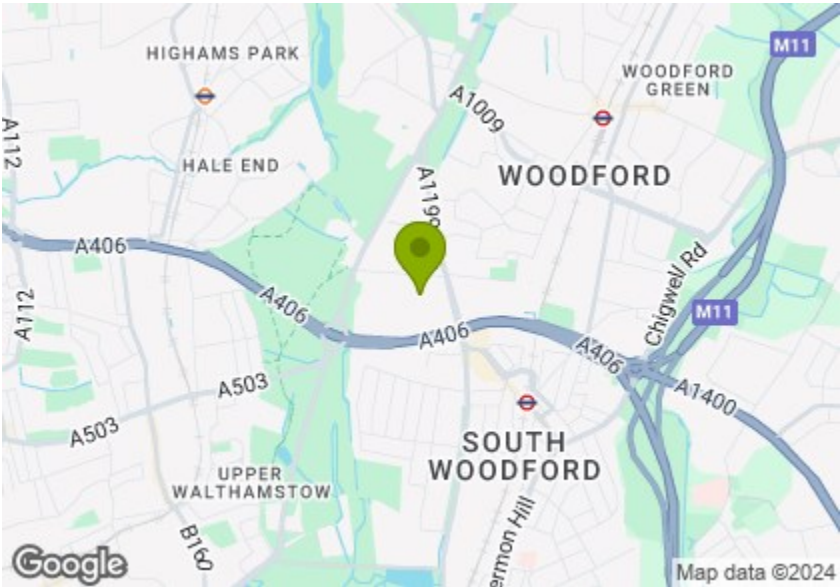
Features:

- Semi Detached Victorian House
- Driveway
- Four Double Bedrooms
- Brick Fronted & Double Bayed
- West Facing Garden
- Loft Suite With Dressing Area
- Two Bathrooms & Ground Floor WC
- Period Charm & Features Throughout

A fantastic, three storey, two bathroom, four bedroom, Victorian semi detached home. Full of original features, a large open plan kitchen diner, peaceful garden and private parking, all immaculately realised for contemporary family living.

You'll be perfectly placed to explore the enchanting greenery of Epping Forest and have all the amenities of City living on your doorstep, along with excellent schools and transport links.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll be instantly impressed with your beautiful Victorian brick frontage, your private driveway sitting next to a handsome heritage pathway, beckoning you into your 1700 square foot home. Inside your stylish, 190 square foot, soft grey reception room you'll find a blissfully bright vintage bay window, covetable coving, an ornate ceiling rose and a fabulous feature fireplace that sits upon engineered wooden flooring. Your second reception room will be the perfect sociable space in summer, as your patio doors lead out to your gorgeous garden, but more on that later. You also have a convenient downstairs WC.

Your 200 square foot kitchen diner is sure to be the sociable heart of your home. With enough room for a large dining table, you'll be entertaining against a beautiful backdrop of lavish letterbox tiling and exposed brick feature walls. A stretch of quartz worktops rests over deep indigo cabinets, all highlighted by copper toned fixtures. Grey engineered tiles flows underfoot and your gleaming bi fold patio doors open out to your wonderful West facing garden. Out here, pristine paving gives way to a luscious green established lawn, it's the perfect place for al fresco entertaining on a summer's evening.

Heading upstairs to your second floor and into your stylish family bathroom, it's all fully tiled in smoky grey and home to a sumptuous square tub with overhead shower. This floor is also home to three versatile double bedrooms, one of which is a vast 240 square feet and features another original bay window. However, you may want to claim

the luxurious loft suite as your principal bedroom. A soft grey and blue sanctuary, lit by two large skylights and recessed spotlighting, where plush carpet rolls underfoot and there's plenty of extra storage in the characterful eaves. A decadent dressing room marks out the threshold to your en suite, which is fully tiled in chic grey and houses a stand alone shower and feature sink.

You'll be perfectly placed to explore the best our area has to offer, with the expansive, ancient Epping Forest only a ten minute stroll away. You're only a short walk away from a hub of independent stores and cafes on the High Road, also home to a great selection of day to day amenities. For venturing further afield, South Woodford Station is just fourteen minutes away on foot or seven minutes by bike. From here, the Central Line will whisk you to Liverpool Street and the heart of the City in twenty minutes.

WHAT ELSE?

- Parents will be pleased to know there are three 'Outstanding' schools, as rated by Ofsted, within a mile. Your closest, Churchfields Infants and Juniors school, is just an eight minute walk away.
- A twelve minute stroll will bring you to bohemian brunch spot Bobo and Wild, serving up mouthwatering meals and artisan coffee in a relaxed stylish atmosphere.
- Film fanatics in the family will be happy to hear that you're only an eight minute walk from the latest new releases at the seven screen Odeon South Woodford.

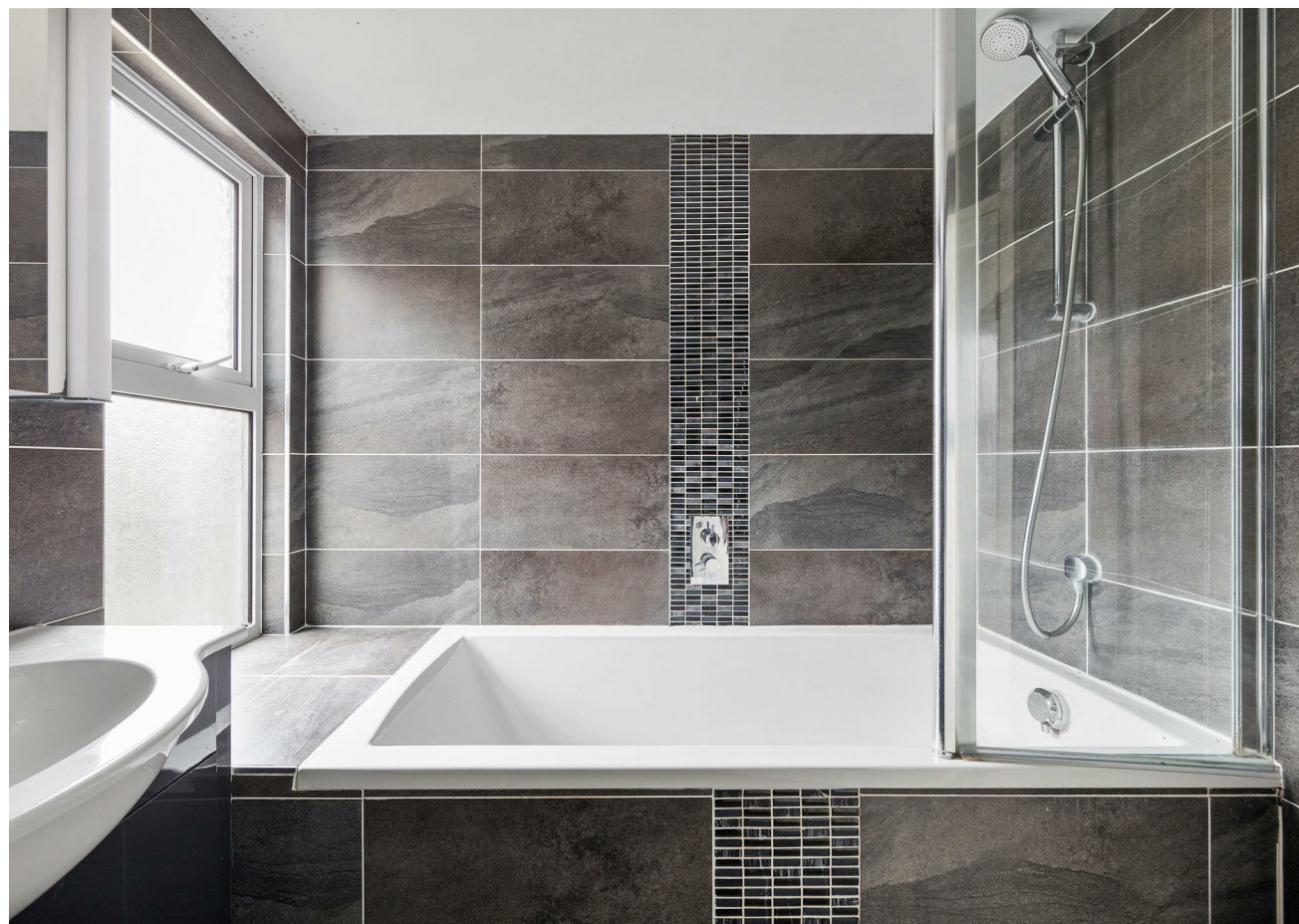


A WORD FROM THE OWNER...

"We loved living in this house and making it ours over the last 15 years. Our children have benefited from attending nearby Churchfields Infants and Junior schools. It's an easy 12 minute walk to the Central line station. We have enjoyed trying many of the local restaurants and shopping nearby."

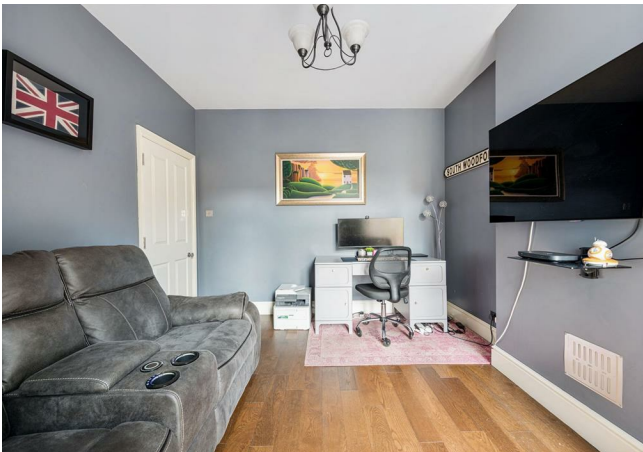
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Reception Room
14'11" x 12'7"

Bathroom
6'11" x 6'9"

Reception Room
12'0" x 10'7"

Bedroom
15'6" x 10'5"

Kitchen
19'2" x 10'6"

Bedroom
18'2" x 14'8"

Bedroom
16'4" x 14'11"

Ensuite
10'0" x 6'0"

Bedroom
12'1" x 10'8"



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