



**MAYBANK ROAD, SOUTH WOODFORD**  
Offers In Excess Of £750,000 Freehold  
3 Bed House - Mid Terrace



#### Features:

- Brick Fronted Victorian Terrace
- Three Bedrooms
- Extended Kitchen/Diner
- Two Bathrooms + Ground Floor WC
- 85' Southeast Facing Garden
- Many Period Features
- Garden Room
- Short Walk to Roding Valley Park

Set on a quiet street in a sought-after part of South Woodford, this meticulously restored three-bedroom terrace house is brimming with highlights... Before you've even ventured inside, there's the 85 foot south-east facing garden complete with studio at the rear. Step into the main property and you've also got a bright double-reception, modern kitchen/diner, WC and two bathrooms in addition to the bedrooms. It's all immaculately finished and full of Victorian charm too.

As for location, not only is it nicely nestled between the vast greenery of Epping Forest and Roding Valley, but you've also got South Woodford's excellent amenities within a short hop, including great transport links.

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#### IF YOU LIVED HERE...

Your calm and peaceful tree-lined street sets a tone that's continued inside... Beyond your lovely brick frontage, the double-reception room is bursting with light thanks to the generous windows (decked out in bespoke shutters no less), which showcases the smart decor and period features such as the fireplaces (that's right, plural). This space leads to your fantastically bright and spacious kitchen/diner, where you'll enjoy the immaculate fittings – as well as the fact that you have a breakfast bar and space for a full size dining table. Throw open the generous bi-fold doors and take in the view of your epicically sized garden – an 85 foot stretch of perfectly landscaped space, which is dreamily secluded thanks to the mature foliage. The studio at the rear is a brilliant addition to your home, however you use it.

On the first floor, you'll find two smart bedrooms and a modern family bathroom with a generous tub and walk-in shower. Finally in the loft, you have your master bedroom, complete with a sleek en-suite, custom storage and peaceful view.

You've got plenty of greenery nearby, including Elmhurst Gardens,

Epping Forest and Roding Valley. As for amenities, South Woodford has a brilliant selection of stores, including a Waitrose and M&S, plus an Odeon cinema and plenty of thriving cafes.

South Woodford station is around 11 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.

#### WHAT ELSE?

- Make the Railway Bell your new local. Ten minutes away, this traditional pub has a cracking drinks list, great food, friendly staff and plenty of entertainment.

- Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe where ingredients are sourced with great care resulting in some exceptional brunches. It's just 13 minutes away on foot. Just 0.7 miles away you'll find Jones & Sons, the sister brand of the Dalston dining hot spot – you'll want to visit asap. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

- Parents will be pleased to learn there's an abundance of highly regarded primary and secondary schools in the area.



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

"I love the location and the amenities in the area. I can literally walk to everything I need. The tube station is only 8 minutes walk too. This is ideal when I need to get into the City. The park is just across the road. I will really miss living here but someone else will definitely enjoy it."

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**Reception Room**

24'1" x 11'10"

**WC****Kitchen/ Diner**

28'9" x 13'7"

**Bedroom**

15'5" x 11'0"

**Bedroom**

11'0" x 10'0"

**Bathroom**

9'1" x 8'9"

**Bedroom**

15'8" x 11'4"

**Bathroom****Garden**

85'3"

**Garden Room**

14'11" x 12'2"



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