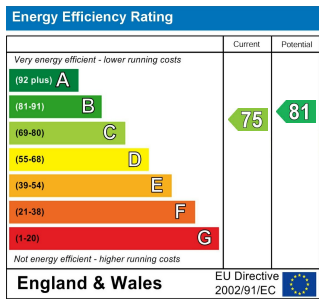




Total Area = 104.1 sq m / 1121 sq ft (Excluding Garden/Eaves Storage)
This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.



CRESCENT ROAD, SOUTH WOODFORD

Offers In Excess Of £425,000 Leasehold
2 Bed Maisonette



Features:

- 1930's Maisonette
- Two/Three Bedrooms
- Two Bathrooms
- Shared Garden
- Loft Extended
- Stylish Kitchen With Skylight
- New Roof
- 980 Year Lease
- Council Tax Band C
- No Formal Ground Rent or Service Charge

A wonderfully characterful and impeccably stylish two bedroom 1930's maisonette, just a short stroll from South Woodford station. Design & Decor is bright and characterful throughout, with twin bathrooms and a wealth of storage space.

Shared with your downstairs neighbours, and accessed via a set of exterior steps off the kitchen, your rear garden is a handsome blend of patio, lawn and thriving shrubbery.

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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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IF YOU LIVED HERE

You'll step through your dedicated front door and up to a lovely landing. The first of your dual receptions sits to the front, totalling a generous 220 square feet, all awash with natural light from that expansive bay window. The calm aesthetic is completed by soft carpet and a smoky paint-job. Your first bedroom's next - a generous 110 square foot double with garden view.

Through reception two a - dedicated dining room with hardwood floors - and the first of your twin bathrooms is next. A classic family affair with white suite and cream floor tiling. Next door the skylit kitchen features sleek white cabinets and matching quartz style worktops. There's a handy utility room on your way to the garden. Upstairs, and you have the gorgeous, dual aspect, skylit principal sleeper. 160 square feet and surrounded by a wealth of under eaves storage.

Outside and the local social hub of George Lane is less than a half mile on foot. Here you'll find a cluster of cafes, bars and eateries around South Woodford station, ranging from the picturesque and particularly on point Railway Bell, to the much loved Cafe Royale.

Venture further up the lane for the Art Deco Odeon cinema. South Woodford station itself sits in zone four on the Central line, and will get you directly to Liverpool Street in eighteen minutes.

WHAT ELSE?

- The open spaces, playgrounds and tennis courts of Elmhurst Park are just five minutes from your front door anytime you fancy a morning jog or evening stroll.
- Need an extra bedroom? Your front reception can easily be repurposed as another sleeper, making this a home to suit your needs for years to come.
- You have five 'Outstanding' schools less than a mile away, including the highly regarded Churchfields Infants, less than a half mile on foot.



A WORD FROM THE OWNER.....

"I brought the property back in 2012, I really like the local residents in the area, they're very friendly and since having baby even happy to baby sit. South Woodford high street is beautiful, relaxed and with a village feel to it.

You have the great Epping forest on your doorstep, there are so many green spaces, I guess that's what makes South Woodford such great place to live. The connections to central London are great if you need to commute for work, it has the best of both worlds connecting you to all the treats that central London offers as well as the village feel."

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Shared Garden
45'11" x 20'4"

Reception Room
17'2" x 13'1"

Bedroom
11'5" x 11'0"

Dining Room
12'6" x 11'3"

Bathroom

Kitchen
10'10" x 6'0"

Utility

Bedroom
16'2" x 10'4"

Eaves Storage
16'9" x 7'10"

Ensuite

Eaves Storage
24'8" x 6'0"



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