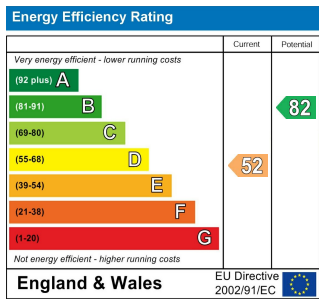
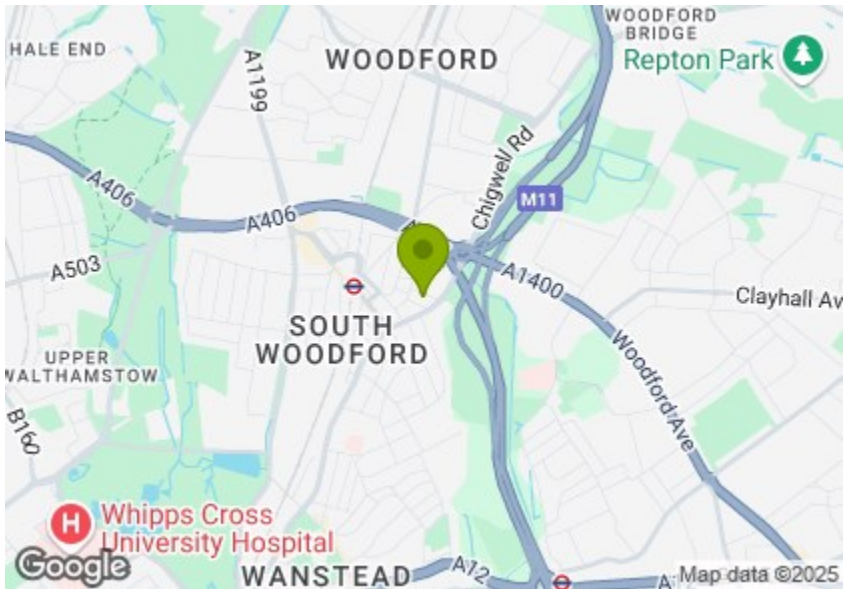




Total Area: 131.7 m² ... 1418 ft²

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.



GRANVILLE ROAD, SOUTH WOODFORD

Offers In Excess Of £800,000 Freehold

4 Bed House - End Terrace



Features:

- Victorian House
- Four Bedrooms
- End of Terrace
- Driveway
- Extended Kitchen/ Diner
- Beautifully Presented
- Bright & Airy
- Close to Amenities
- Short walk to South Woodford Station
- South-West Facing Garden

A gorgeously characterful four bedroom Victorian end of terrace, the original architecture bursting with vintage style, period features and artful aesthetic flourishes over all three floors. An impressive achievement and a unique find.

South Woodford station and the local social hub of George Lane are both just a third of a mile on foot, for a fine choice of cafes and bars, plus direct runs to the City and West End via the Central line.

REQUEST A VIEWING
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E4 & N17
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IF YOU LIVED HERE...

You'll be luxuriating amongst a diverse wealth of styles throughout, classic and contemporary finishes blend seamlessly, with cosy vintage aspects sitting alongside sleek and seamless modern design. Your vast ground floor is artfully arranged and semi open plan, with a depth of thirty four feet and clear sightlines from front to back.

In the lounge area to the front, walls are finished in a mix of pastel peach and striking statement wallpaper, while lovingly restored original timber floorboards lie underfoot. Step through twin archways for your extended kitchen/diner. In here twin skylights flood the space with light, while a substantial breakfast bar artfully separates the kitchen, itself decked out with bespoke timber units, designer fittings and Dublin sink.

A bank of bi-folding patio doors welcome in yet more light from your garden – a low maintenance yet lush mix of patio and Tru lawn, flanked by timber fencing and thriving greenery, with a gravel dining area and handy shed at the end. Back inside and your ground floor's completed by generous utility storage and spare WC, smartly decked out in peach and vertical letterbox tiling.

Head up your handsome vintage timber staircase and your first two bedrooms

are solid doubles. The master totals 165 square feet, with rich dark vintage floorboards and a striking statement wall opposite a wealth of floor to ceiling storage. Next door you've another double, strikingly finished and ideal for a child or home office, with peaceful garden views.

Your family bathroom is perhaps the most arresting spot yet, with peach pink tiling from floor to hip, a freestanding clawfoot, tub walk in rainfall shower cubicle, a raised vanity sink and delectable brass fittings. Beautifully boutique and utterly luxurious. Finally, head up your second skylit staircase for the twin loft bedrooms; a substantial 175 square foot double with twin skylights and gleaming en suite, and a rear double. Both feature Juliet balconies overlooking the garden.

WHAT ELSE?

- There are five 'Outstanding' rated schools nearby, four primaries and one secondary, all less than a mile away on foot. Nightingale Primary is just ten minutes walk.
- You have a private driveway, and drivers can be on the North Circular or M11 in just two minutes.
- Wanstead High Street is well worth a visit, just twenty minutes on foot or a mere four minute drive, here you'll find a lovely range of foodie pubs and artisanal produce suppliers, well well as the endlessly explorable Epping Forest.



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, Sainsbury's, 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. All round, it's a great place to call home."

BEN CHARLETON
E18 SENIOR ADVISOR

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Lounge

11'6" x 13'4"

Dining room

12'0" x 10'9"

Storage x2

Kitchen/Lounge

22'4" x 9'5"

Garden

45'11" x 25'7"

Utility

WC

6'11" x 4'1"



Bedroom

14'9" x 10'11"

Storage in bedroom

Bedroom

9'4" x 11'0"

Bathroom

8'1" x 9'7"

Bedroom

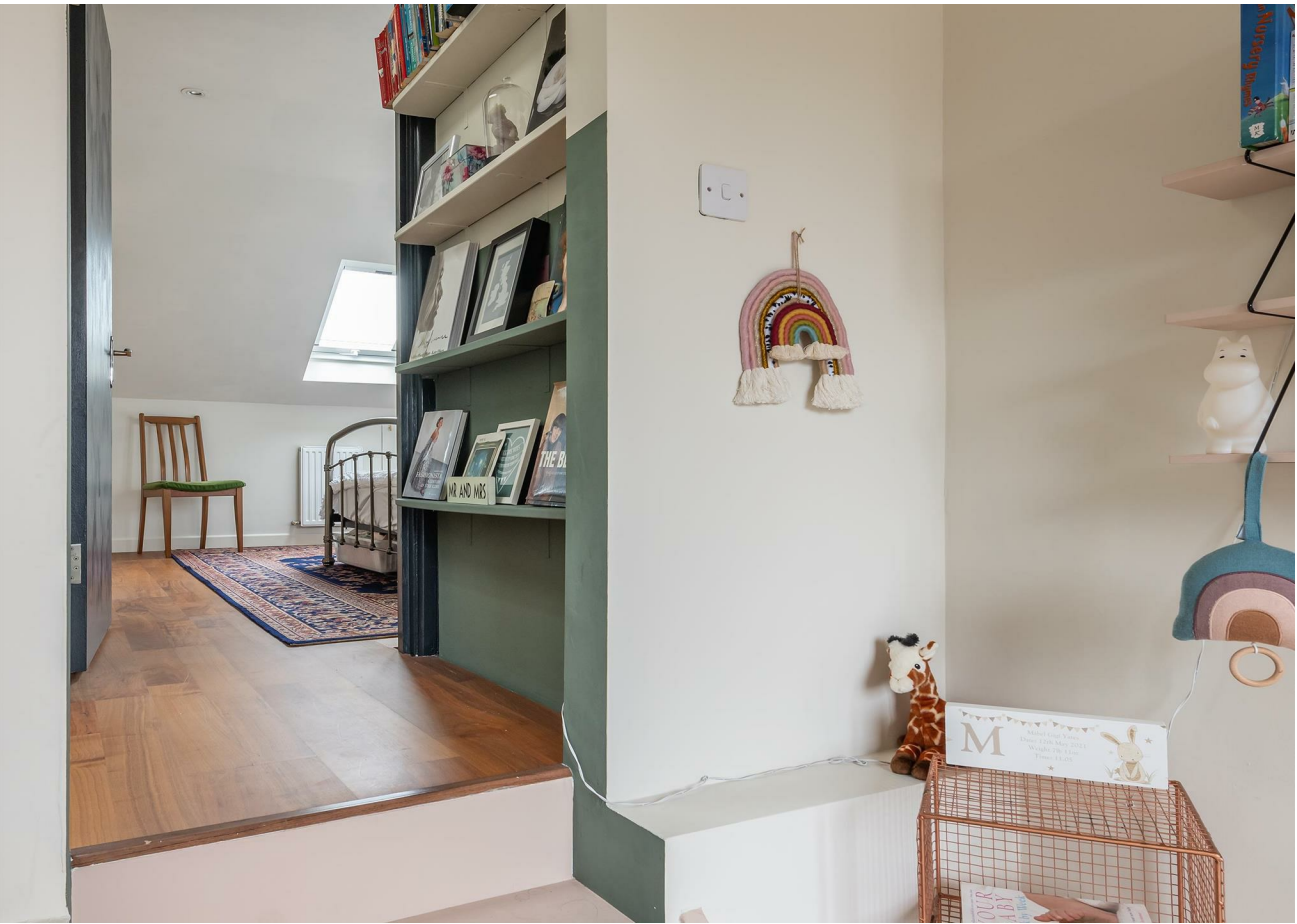
10'11" x 16'6"

Ensuite

Eaves storage

Bedroom

7'3" x 10'2"



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