



Total Area: 77.6 m<sup>2</sup> ... 835 ft<sup>2</sup>

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.

 Crescent Road, London  
 Offers In Excess Of £500,000 Freehold  
 2 Bed House - Mid Terrace



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





## Features

- Double Fronted House
- Two Double Bedrooms
- Private Rear Garden
- High Ceilings
- Stylishly Finished
- Close to South Woodford Station
- South Facing Garden



A spacious and characterful two double bedroom, uniquely double-fronted and handsomely brick-fronted terrace home, built just before the turn of the century. You have a contemporary kitchen, large rear garden and South Woodford's vast array of transport links and amenities all within easy walking distance.

Current or prospective parents will be pleased to know you have twelve primary/secondary schools, all rated 'Good' or better by Ofsted, in a one mile radius alone, an incredible six of which have been given the accolade 'Outstanding'.



### A WORD FROM THE OWNER...

"When I bought it it needed a lot of TLC, but even from the outside I could immediately see it has bucket loads of character, light and space. Refurbishing it has been a labour of love and I will be sorry to leave all the hard graft and good memories behind. The lovely big windows means the house is never gloomy, even on the rainiest, grey days and with the fire on in the winter, it's super cosy. I like veggie gardening which is a big part of why I loved the house, in the summer the decking area is a great sun-trap. Many afternoons of sunbathing and BBQ's have been had in that space and sitting out in the evenings under the fairy lights, with friends a few G&T's cannot be beaten! I hope this house brings someone else as much happiness as it has brought me."







➤➤ IF YOU LIVED HERE...

You'll be stretching out in your sizeable 150 square foot lounge. Filled with natural light courtesy of its dual aspect, you've a gorgeous garden view to the rear, the high ceilings and a wood burning stove with vintage hearth centrepiece. Next door the kitchen comes in at the same dimensions as the lounge and it's another dual aspect space home to a gleaming metro tile backsplash, sleek smoke grey suite of cabinets, complementary light grey engineered oak floorboards underfoot and plenty of space for dining.

Through the hallway past some handy storage space is the entrance to your garden. Step out here for a charming timber decked area complete with a pergola that's sure to delight friends and family alike, and on to a lawn with sectioned planting patches complete with a shed and greenhouse. Back inside and the ground floor's completed by a beautifully bright (again, dual aspect!) bathroom enjoying floor to hip white metro tiles, royal blue flourishes, bespoke curved tub, separate rainfall shower cubicle and vessel sink. Lastly, head upstairs for two immaculate and yes you've guessed it dual aspect 150 square foot double bedrooms with timber doors and a glorious garden vista apiece.

South Woodford's social hub of George Lane is fifteen minutes on foot or an eight minute cycle and home to a wide choice of restaurants, pubs and bars as well as the Odeon cinema. The panko crumbed calamari sticks and vegan pulled jackfruit tacos at gourmet pub Slug & Lettuce are a must-try. George Lane is also where you'll find South Woodford tube station which will whisk you directly to Liverpool Street in eighteen minutes and Oxford Circus in twenty nine, via the Central Line.

WHAT ELSE?

- If it's open green space you're craving then Roding Valley Park, threaded by the River Roding, is a mere four minute stroll away.
- Hop on to the regular W14 bus from around the corner on Maybank Road to be whisked to South Woodford station, Snaresbrook station (you'll love exploring the amenities and nightlife of Wanstead High street from here) and on to Leytonstone.
- Not only that, drivers can be on the North Circular in little over one minute while the M11 is also accessible within minutes.

