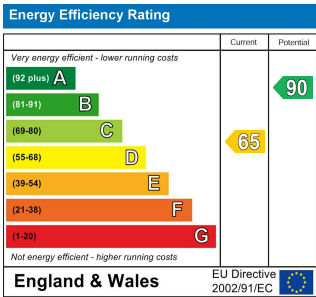


Total Area: 85.4 m² ... 919 ft²
All measurements are approximate and for display purposes only.



MULBERRY WAY, SOUTH WOODFORD

Offers In Excess Of £650,000 Freehold
3 Bed House - Terraced



Features:

- Three Bedroom House
- Open Plan Kitchen/Diner
- Private Off Road Parking
- Light & Airy
- Well Presented
- Short Walk To South Woodford Station
- Built-In Storage
- Potential For Development (STP)

A lush, bright and characterful three bedroom family home, artfully arranged and elegantly finished with superb use of colour throughout. You have a lengthy private garden to the rear, and the social hub of George Lane on your doorstep.

South Woodford tube station, sat in zone four for the central line, is less than five minutes walk and will get you straight to Liverpool Street in eighteen.

E11 & E7
hello11@stowbrothers.com
0203 397 2222

E17 & E10
hello17@stowbrothers.com
0203 397 9797

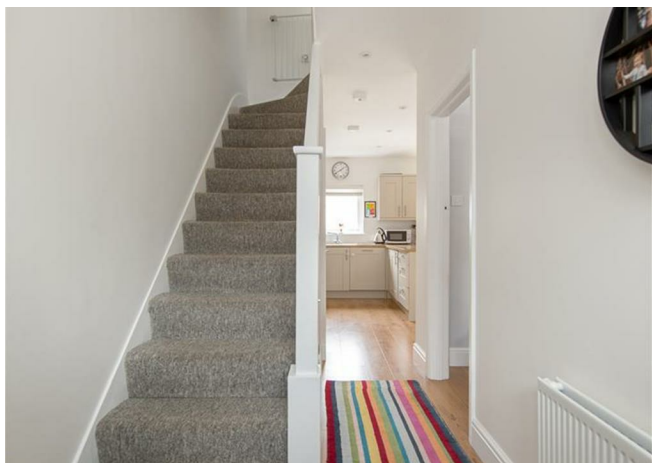
Land & New Homes
newhomes@stowbrothers.com
0203 325 7227

E4
hello4@stowbrothers.com
0203 369 6444

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

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0203 3691818



IF YOU LIVED HERE

You'll be enjoying a perfectly proportioned family home with a whole host of designer flourishes throughout. Your 170 square foot main reception bathes in natural light from that large bay window, while a floating timber mantel sits above the blank hearth. A fine spot for hosting, all finished in pale eggshell.

Next door your kitchen/diner's artfully segmented by a handy breakfast bar, both sides awash with yet more light from the patio doors and substantial glazed surround. A comprehensive suite of pale grey units house integrated appliances and blonde hardwood flows underfoot throughout. Outside, your garden's a beautifully manicured mix of pristine patio and landscaped lawn, flanked by timber fencing and overseen by mature greenery.

Upstairs, your first two bedrooms are solid doubles finished in sky blue and pastel green respectively. Bedroom three's a generous single in pale yellow, ideal for a child or home office. Your family bathroom is a suitably sumptuous affair, featuring large format desert tiles, tub and dedicated shower cubicle, plus a heated chrome towel rail and mosaic backsplash over the sink.

WHAT ELSE?

- With your loft space so far untouched, you can always follow your neighbours lead and add a full Dormer extension (subject to the usual permissions) making this a home that will serve the needs of you and yours for years to come.
- Parents will be pleased to know you have a full five 'Outstanding' primary and secondary schools all less than a mile away on foot.
- You have private parking and drivers can be on the North Circular in less than five minutes.



A 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, Sainsburys, 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. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

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Reception room

14'0" x 11'9"

WC

Kitchen/Dining room

17'7" x 14'0"

Garden

32'9"

Bedroom

14'0" x 11'3"

Bedroom

11'6" x 11'3"

Bedroom

7'4" x 5'11"

Bathroom



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