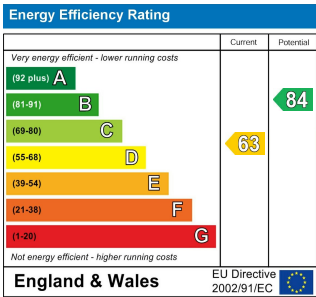
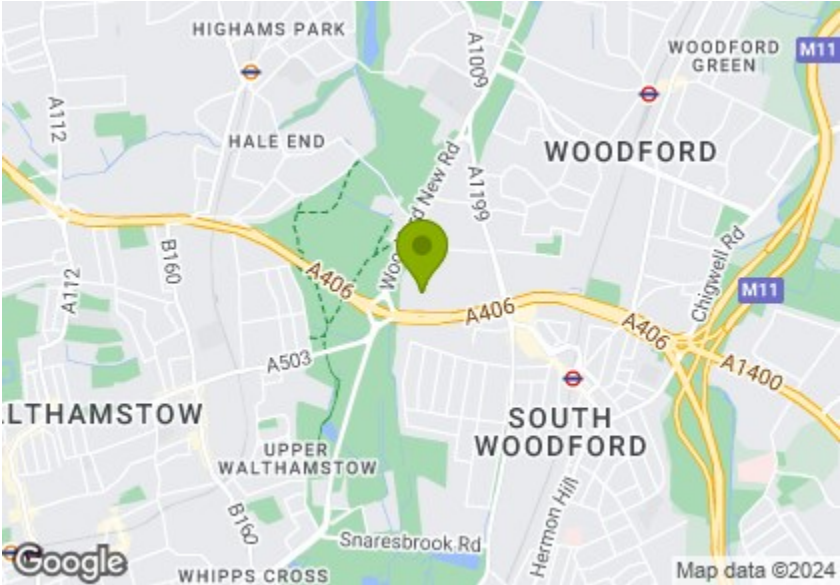




Total Area = 85.8 sq.m / 925 sq.ft
This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions and compass bearings before making any decisions reliant upon them.



WALPOLE ROAD, SOUTH WOODFORD
Offers In Excess Of £625,000 Freehold
2 Bed House - Mid Terrace



Features:

- Victorian Terrace
- Driveway
- Two Double Bedrooms
- Large Rear Garden
- First Floor Bathroom
- Period Features
- Close To Forest
- Potential For Development (STP)

A delightful two bedroom Victorian terrace home, moments from Epping Forest and a short walk from South Woodford. Beautifully finished to a high standard, with original features, this is a charming home from driveway to large rear garden.

There's over 900 square foot of bright space to play with here, and if you find you need even more in the future, there's potential to extend, subject to permission. This is a home that could expand to meet your extra needs in years to come, whether it's for work, family or leisure.

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E11, E7, E12 & E15
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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

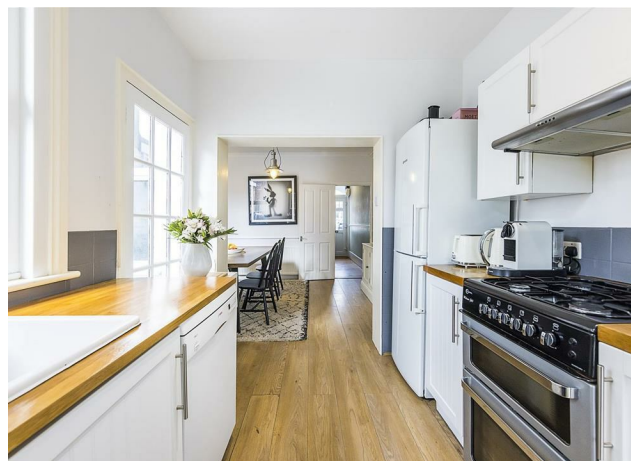
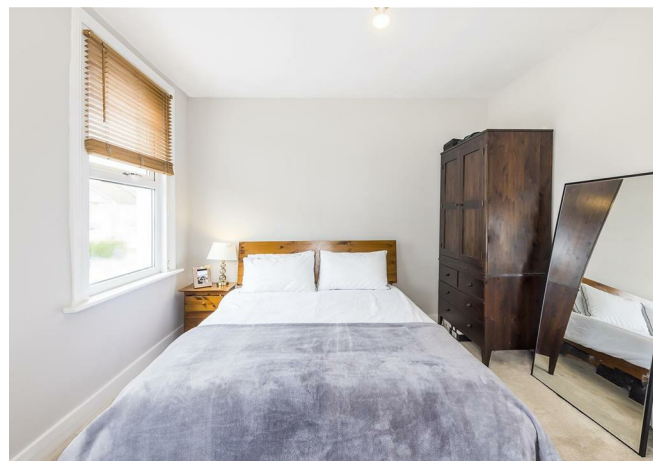
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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New Homes
newhomes@stowbrothers.com
0203 325 7227

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IF YOU LIVED HERE

Right off your hallway is your reception, with a large bay window and 130 square foot of space. Bespoke shelving sits either side of an exposed brick fireplace, and hardwood floorboards lie underfoot. The hallway takes you past the stairs into your 120 square foot dining room, with its own ebony hearth. This opens onto your sunny kitchen with blonde flooring and matching worktops. Keep going to discover your pristine garden, with neat lawn framed by paving. There's a handy downstairs WC tucked away here too.

Upstairs you'll come first to your generous family bathroom, part tiled in metro white contrasting with the smart blue walls. There's a modern white suite and outsized rainfall shower over the tub. Your first bedroom sits to the rear overlooking the garden, and has 100 square foot of space. Soft carpet lies underfoot. Across the landing to the front is your main bedroom, an impressive 145 square foot double, with plenty of natural light from twin double glazed windows.

A four minute stroll and you're immersed in the ancient

woodlands of Epping Forest, with another four taking you to the circular open space of The Doughnut. As noted you have off street parking and drivers will be pleased to find the North Circular close at hand. Finally, it's well under a twenty minute walk to South Woodford station, where the Central Line will take you to Liverpool Street in twenty minutes.

WHAT ELSE?

- Schools rated 'Outstanding' near your new home include Churchfield Infants' School, Oakhill Primary and Woodford County High School.
- The 1930s ODEON South Woodford is just twelve minutes from your new home, so you'll never be far from a blockbuster on the big screen.
- Your new local is The George Woodford, with great real ale offerings and a sunny terrace.



A WORD FROM THE OWNER.....

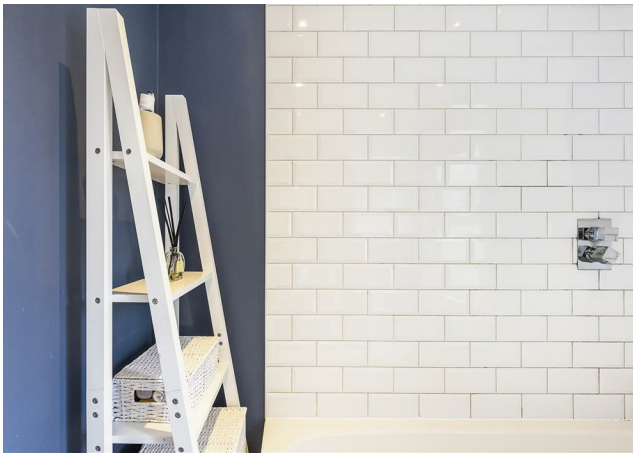
"We have loved living on Walpole Road and are sad to be leaving. We have many friends on the road and all the neighbours are friendly and are part of the roads community. It's been a perfect home to live in with restaurants and shops so close to our door stop. Until we bought a puppy last year we never realised just how much open forest space there is on our door step. It's a perfect mix of city and open space."

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Garden

Reception Room
12'10" x 10'5"

Dining Room
13'9" x 9'11"

Kitchen
9'1" x 8'0"

WC

Bedroom
13'10" x 10'11"

Bathroom

Bedroom
12'8" x 8'0"



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