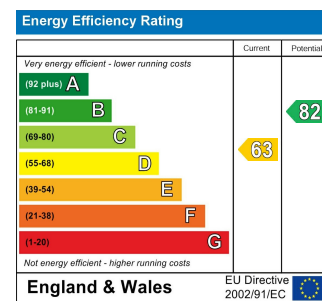
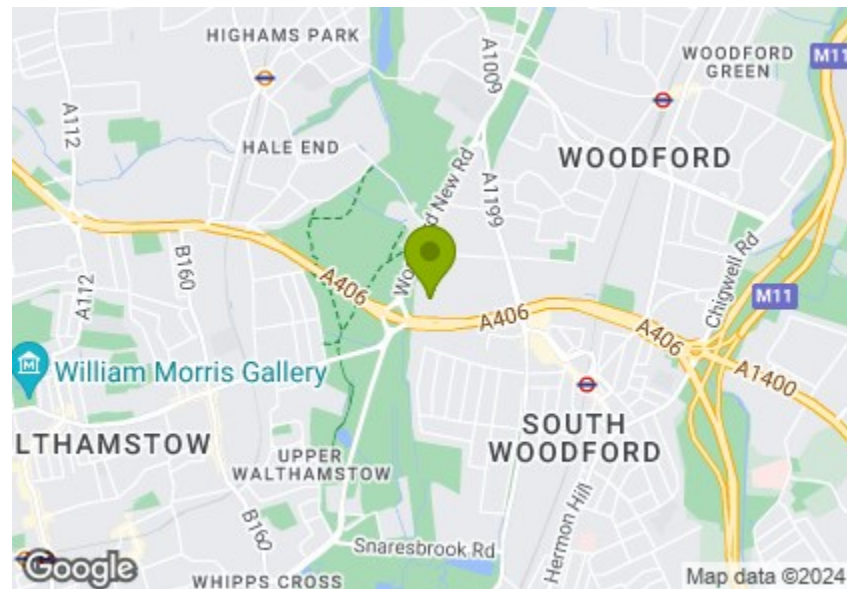


This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.



## WALPOLE ROAD, SOUTH WOODFORD

### Offers In Excess Of £700,000 Freehold 3 Bed House - Terraced



#### Features:

- Three bedroom Victorian House
- Brick fronted with double-glazed sash
- Driveway
- Period features
- Well presented
- Potential for development STP
- West facing garden
- Short walk to Epping Forest

A delightful and charming three bedroom Victorian home that's been beautifully restored with the upmost respect for those iconic period features. Close to great transport links and a wealth of amenities, the front driveway is the cherry on the cake.

As well as having a west facing rear garden, it's only a short walk to Epping Forest, meaning residents can bask in ancient woodlands whilst still living in one of the world's most cosmopolitan cities.

What's more, since it comes with the potential to extend, you have the option of treating this gem like a work of art in progress.

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0203 369 6444

**E17 & E10**  
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0203 397 9797

**E18 & IG8**  
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**E8, E9, E5, N16, E3 & E2**  
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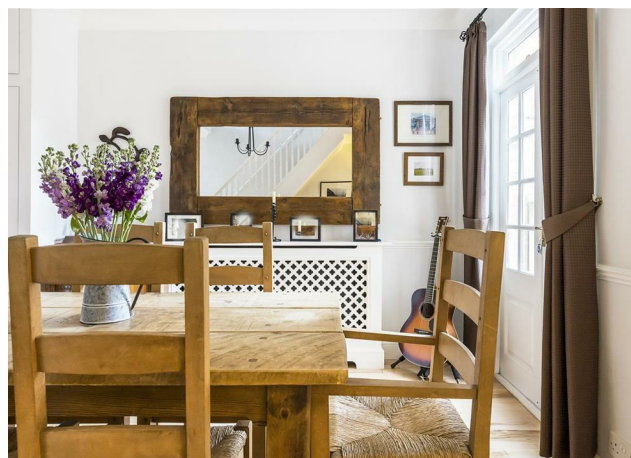
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#### IF YOU LIVED HERE

Prepare to be impressed as you step through your beautifully panelled and glazed front door while admiring that pristine brickwork, bay front and timber sash windows set in front of those traditional shutters.

Inside you'll find a balanced and well proportioned home full of thoughtful features, such as the Victorian Dado rails, ornate radiator covers and natural maple hardwood floors. The pristine decor is given extra sparkle courtesy of the natural light that floods throughout.

Conveniently, there's a bathroom on both floors, and the contemporary upstairs suite has been smartly designed, making great use of space.

Similarly, the timber sash windows in the front bedroom have been fitted with elegant shutters, allowing the space to be instantly transformed from a light-filled sanctuary to a relaxing zone for sleeping. The further two bedrooms make it a home fit for a growing family, especially with the extra potential of an

extension.

The phrase 'best of both worlds' could have been invented to describe South Woodford. Despite all its rural village-y charm, it's packed with dynamic restaurants, stores and amenities, such as a fabulous Art Deco cinema, which is a mere 13 minute walk away.

#### WHAT ELSE?

- South Woodford station is just 20 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes minutes.
- Following its inclusion into the Michelin Guide 2022, you'll definitely want to make a trip to South Woodford's very own Grand Trunk Road one of your first stops - and it's an eight minute walk from your front door.
- Parents will be pleased to learn there's an abundance of primary and secondary schools rated 'Good' or 'Outstanding' in the area.



#### A WORD FROM THE OWNERS...

"This has been a wonderfully happy home for us for over 20 years. Having Epping Forest on the doorstep for runs, bike rides and dog walks has been brilliant and, with South Woodford Underground station just a twenty minute walk away, it has been so easy to get into London too. We have been blessed with fabulous neighbours (both sides the same as when we moved in) and we have loved how more and more independent shops, gyms, cafes, bars and restaurants have opened up on George Lane and the High Road, all minutes from our doorstep."

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**Reception room**  
12'0" x 10'2"

**Bedroom**  
13'8" x 10'4"

**Reception room**  
13'8" x 13'1"

**Bedroom**  
13'1" x 7'9"

**Kitchen**  
12'5" x 7'8"

**Bathroom**

**Garden**  
13'8" x 11'9"

**Bedroom**  
7'10" x 6'2"



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