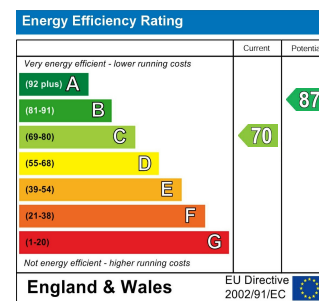
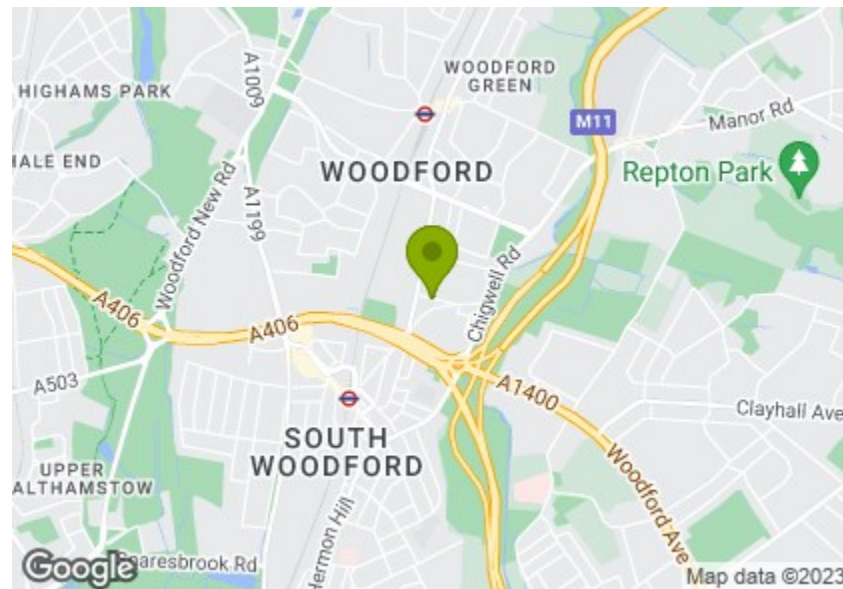




This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.



GORDON ROAD, SOUTH WOODFORD

Offers In Excess Of £575,000 Freehold

3 Bed House - Terraced



Features:

- Three Bedroom Terrace
- Two Reception Rooms
- Mature South Facing Garden
- Potential For Rear & Loft Extensions
- Short Walk To Roding Valley Park
- Beautifully Presented
- Decades Of Same Ownership
- Chain Free

A lovingly preserved and expertly developed three bedroom family terrace in Woodford's leafy sweetspot, with both Roding Valley Park and South Woodford tube within easy reach. Chain free, there's also potential for further development.

Elegantly thought out throughout, you have an artfully divided kitchen/dining room and a smartly landscaped rear garden.

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E17 & E10
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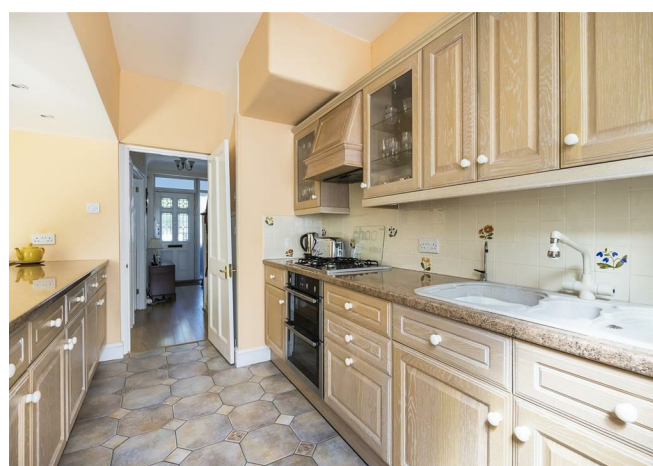
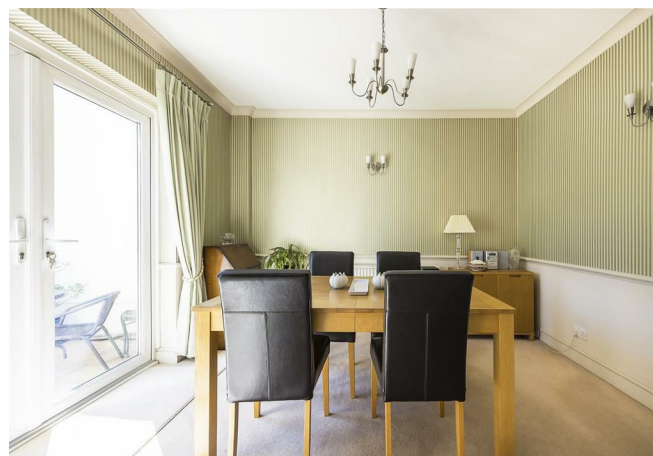
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IF YOU LIVED HERE...

First port of call will be your 175 square foot front lounge, bay windowed for natural brightness and home to an ornately tiled vintage hearth and timber mantel. Next door your dining room's laid open to your kitchen via an oversized breakfast bar/serving counter, making for a great sense of space and bags of extra convenience.

Design & Decor in here is smart and on point, with designer wallpaper from dado rail to ceiling and a handsome suite of lime washed oak cabinets in the kitchen. A pair of French doors lead you out from the dining room into your lovable south-facing garden for a patio, pristine length of lawn and a secluded dell home to a handy shed.

Back inside and your ground floor's completed by a handy utility room, perfect for laundry. Upstairs your principle bedroom's a substantial double of 170 square feet with a bright bay window and immaculate mantel. Bedroom two's another double, with a leafy green garden view, and sleeper number three's a generous single currently in use as a home office. Finally, your bathroom's finished

in charming pastels.

WHAT ELSE?

- South Woodford tube and the local social hub of George Lane are just a half mile on foot, for a wide range of pubs and restaurants, as well as direct Central line links to the City and West End.
- With the loft space so far untouched, you could follow your neighbours' lead and add your own whole new storey with a Dormer extension (subject to the usual permissions), making this a home that can meet your needs for years to come.
- Parents will be pleased to have six 'Outstanding' primary/secondary schools less than a half mile away on foot. A further four are deemed 'Good' and just as close.



A WORD FROM THE OWNER...

"I have lived in South Woodford for over 30 years and the garden is lovely - a great location and good transport links, close to the tube and so close to central London. I have lived very happily for so many years I will miss the house and lovely neighbours.

South Woodford is a great little place with cafes. It's close to open spaces and some great walks being on the edge of Epping Forest."

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Reception room
13'6" x 13'2"

Garden
55'9" x 20'8"

Reception room
11'7" x 10'9"

Bedroom
10'7" x 5'11"

Kitchen
11'7" x 7'10"

Bedroom
13'2" x 12'11"

Conservatory
9'2" x 4'5"

Bedroom
11'6" x 10'9"

Bathroom



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