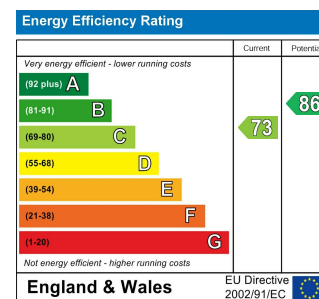




This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.



PULTENEY ROAD, SOUTH WOODFORD

Offers In Excess Of £775,000 Freehold

4 Bed House - Mid Terrace



Features:

- Victorian Terraced House
- Four Bedrooms
- Two Bathrooms + WC
- Coal Cellar
- Extended Open Plan Kitchen/ Diner
- Period Features
- Beautifully Presented
- Landscaped West Facing Garden
- Stones Throw to South Woodford Station
- Council Tax Band D

An exceptional opportunity to acquire this superlatively well-presented four bedroom/two bathroom house with a landscaped garden. Set across four floors and beautifully extended, this incredible home's near to South Woodford station.

South Woodford's a calm, East London locale with a welcoming neighbourhood and rich quality of life. Its vibrant high street offers plenty of high-end supermarkets and dining delights, while being moments from nature.

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E4 & N17
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0203 369 1818

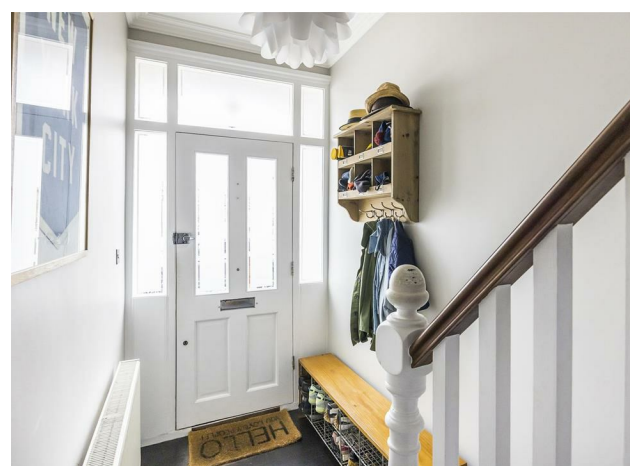
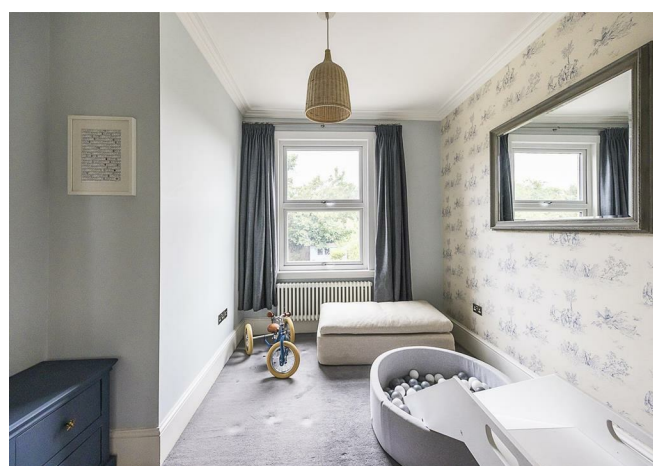
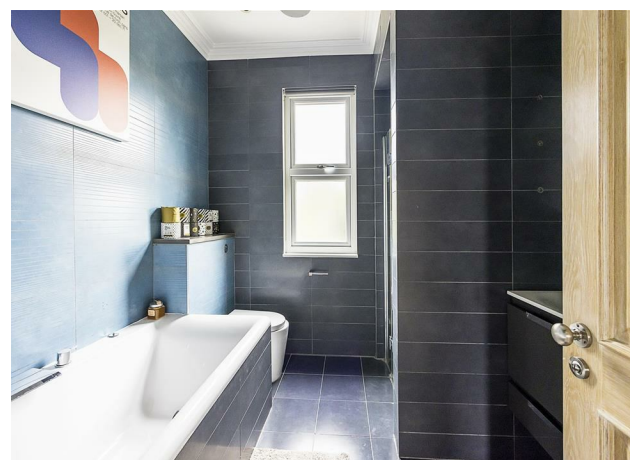
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IF YOU LIVED HERE

You'll love your radiant entrance hall where a door leads to a handy, separate basement of approximately seventy square feet. Your splendid open plan 520 square feet reception and kitchen/diner impresses with a lofty, refined feel. Ravishing, original boards underfoot, elegant high ceilings, and coving evoke this handsome home's Victorian pedigree. This stunning space has rich French navy walls, complemented by bespoke shelving. A WC is convenient for busy mornings.

Your splendid kitchen/diner has top of the range, integrated appliances, copious cupboards and a chef's island in indigo blue. These chic units are finished to perfection with a bone-white stone worktop for a fuss-free, contemporary feel, and a generous skylight floods this restful zone with light. Anthracite-framed patio doors lead to your charming paved and lawned garden where rose bushes jostle with mature foliage for idyllic seclusion. There's plenty of space for a pizza oven too.

On the first floor, your bathroom hits a sophisticated note with its oversized tub. You have three good-sized bedrooms that dazzle with original features, including a magnificent cast iron fireplace. Cosy carpet underfoot makes for a lux feel. Up on your top floor you have a delightful principal bedroom where two

windows and a skylight cast light about this haven of serenity and wood flooring makes for a Scandinavian aesthetic. A divine en suite is stylish in crisp white, with a standalone rainfall shower.

South Woodford hits that heavenly sweet spot between residential and rural. Despite its timeless natural beauty, George Lane, just minutes away, is your go-to for excellent restaurants and cafe culture. There's even an Art Deco cinema. Amazingly, with great amenities and transport links, abundant greenery and strong sense of community, you can still be at Oxford Circus in under thirty minutes. With Epping Forest a stone's throw away, you really benefit from the best of all worlds here.

WHAT ELSE?

- South Woodford station is under five minutes on foot. From here the Central Line takes you to Stratford for shopping at Westfield in a jiffy, or you can be at Liverpool Street in twenty. Drivers can be on the North Circular in under five minutes too.
- You're a fifteen minute wander from tranquil Leyton Flats and oak-lined Eagle Pond for your nature fix. Eagle Pond is an official Site of Importance for Nature Conservations and a perfect paradise for feathered friends.
- Parents will be pleased to know you have a choice of six 'Good' and 'Outstanding' primary and secondary school within a mile's walk.



A WORD FROM THE OWNER.....

"We love South Woodford which is why we won't be moving far. The house is ideally situated for George Lane high street and shops. The regular farmers' market at weekends allows us to pick up some artisanal treats although mainly for our two year old!

The house is just a stones throw from Wanstead where we love to use the playground and pick up ingredients for Sunday lunch from the Ginger Pig and Harveys the greengrocer. If we want to go further afield we just jump on the tube or take a short drive to enjoy walks in Epping Forest.

The fact we have all this on our doorstep and a two minute walk to the tube, means an adventure is never far away. We have genuinely loved the time we have spent in this house and on this road."

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Garden
68'10" x 17'7"

Basement
14'9" x 5'10"

Reception Room
15'1" x 11'3"

WC

Kitchen/ Dining Room
16'7" x 22'6"

Bedroom
8'9" x 6'6"

Bedroom
12'11" x 10'0"

Bedroom
12'7" x 10'0"

Bathroom

Bedroom
19'10" x 14'7"

Ensuite



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