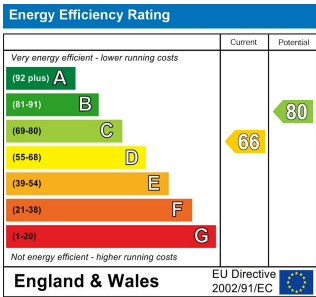




Total Area (Excluding Cellar): 187.7 m<sup>2</sup> ... 2021 R<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## GROVE HILL, SOUTH WOODFORD

Offers Over £1,300,000 Freehold  
5 Bed House - Semi-Detached



### Features:

- Semi Detached Victorian Villa
- Five Bedrooms
- Significant Entertaining Space
- South Facing Garden
- 2021 SQ. FT.
- Grand Entrance Hall
- Impressive Sweeping Staircase
- Off Street Parking For Many Cars
- Considerable Period Features
- Cellar

A gloriously grand and tremendously spacious five bedroom, semi detached Victorian villa. Expertly arranged over three floors, you have the high ceilings, generous proportions and elegant features of the period. A rare and striking find.

Your new location is every bit as enviable as your impressive architecture – George Lane, South Woodford station and the endless greenery of Epping Forest are all within easy reach.

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#### IF YOU LIVED HERE...

You'll have more than 200 square feet of living space to explore, with fresh delights around every corner. Your grand entranceway immediately sets the tone, classic box hatch hardwood flooring glowing away underfoot as your sweeping staircase rises to the first floor. On the right the first of your twin receptions comes in at a vast 280 square feet, with pale eggshell blue walls, large bay window, vintage tiled hearth and original ornate cornicing way, way overhead.

Reception two, one of several dining options, is country-house grand and full of natural light, with a wealth of formal dinner space, more of that timeless box hatch timber underfoot, another vintage mantel and twin French doors leading to the garden. Here your all-important outside space features a raised patio, leading down to a large courtyard, giving way in turn to more than 100 foot of lawn, home to mature foliage, and flanked by brick walls, timber fencing and screening greenery.

Back inside and your ground floor's completed by a bright white utility room, spare WC and the sleek and contemporary kitchen/diner. Eighteen feet in length with curvaceous cream cabinetry and matching chunky countertops, here there's plenty of room for more informal gatherings. Follow that grand sweeping staircase upstairs and your first two bedrooms are both vast doubles of more than 200 square feet, with ebony hearths and fitted storage. Two more doubles, modest only by comparison, complete the first floor sleeping arrangements.

Your family bathroom is a suitably grand affair, with smoky grey tiling running underfoot and across the tub surround. A separate, dedicated rainfall shower cubicle is another refreshing option. Upstairs again for a wonderfully vertiginous view of the entrance hall, and your 250 square foot penthouse bedroom, with lofty garden views and en suite shower room. Finally, all the way below you have a 150 square foot cellar, great for simple storage or further development.

#### WHAT ELSE?

- South Woodford tube station, sat in zone four, is less than a half mile on foot for direct, speedy and regular runs to the City and West End via the Central Line. Liverpool Street is just eighteen minutes.
- Continuing to establish those fine, family home credentials you'll be pleased to find local schools are a credit to the borough, with five 'Outstanding' primary/secondaries all less than a mile away on foot.
- If you're staying local, the social hub of George Lane starts just two minutes from your front door for a fine choice of bars and restaurants, as well as the Art Deco Odeon cinema.



#### 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, Sainsbury's, 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**  
17'4" x 17'4"

**Reception**  
14'5" x 14'10"

**Cellar**  
7'1" x 21'11"

**Kitchen/Diner**  
9'10" x 18'6"

**Utility/WC**  
9'10" x 8'9"

**Garden**  
83'11" x 29'6"

**Bedroom**  
9'10" x 10'4"

**Bedroom**  
14'5" x 14'5"

**Bedroom**  
14'5" x 14'10"

**Bedroom**  
6'11" x 10'11"

**Bathroom**  
9'10" x 8'11"

**Bedroom**  
9'11" x 15'2"

**Bathroom**  
6'2" x 5'5"



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