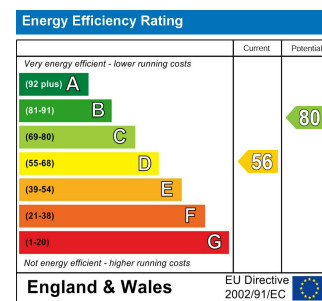
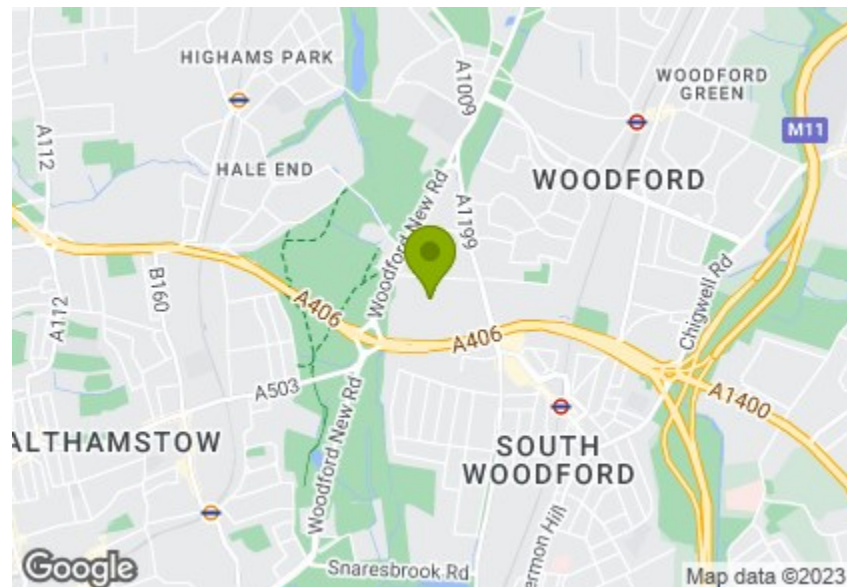




Total Area (Excluding Loft Room & Garden Room): 89.8 m² ... 966 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



STANLEY ROAD, SOUTH WOODFORD

Offers In Excess Of £625,000 Freehold

3 Bed House - Semi-Detached



Features:

- Semi Detached 1930's House
- Three Bedrooms
- Off Street Parking
- Through Lounge
- Mature Secluded West Facing Garden
- Loft & Rear Extension Opportunities
- Excellent Transport Links
- Chain Free

A spacious and perfectly positioned three bedroom semi detached 1930's home abounding in potential. Here you've a beautiful and lengthy rear garden, conservatory, garden room and loft room, all just nine minutes' walk from George Lane.

The vast expanse of Epping Forest sits a mere five minute stroll around the corner, plus the varied amenities of South Woodford are also within easy walking distance.

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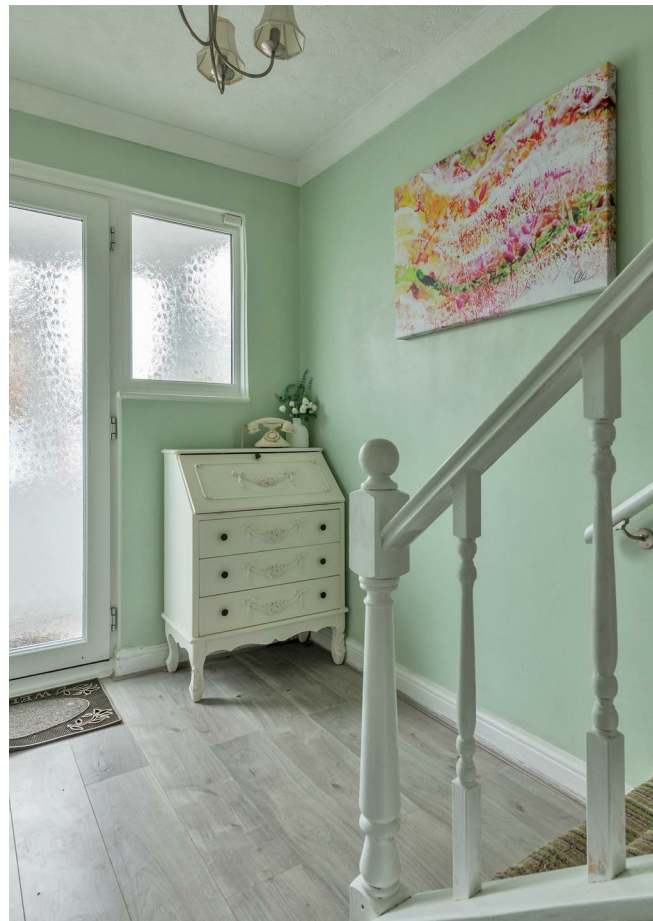
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IF YOU LIVED HERE

You'll be kicking off your shoes and shaking off wet umbrellas in your immaculate, tri-aspect porch before stepping into the mint green hallway. Through here on the right is your twenty eight foot long through lounge with twin fireplaces. You've clear sight lines from front to back - a bow window fills the space with natural light to the fore, while tempting green views beckon from the rear. Continue through and your conservatory comes in at over seventy square feet, while through the side door sits your secluded and generous rear garden. Out here patio leads to a lawn flanked by thriving beds and on to a greenhouse and idyllic sixty square foot garden room, all overseen by a canopy of mature foliage.

Head back inside, this time via the kitchen, and your culinary space gleams in white, made all the more covetable by that lush garden view. Up the stairs now and your principal bedroom comes in at an incredibly generous 160 square feet and is home to a second bow window looking out over your leafy street. The family bathroom houses a traditional white suite and there's a single bedroom ideal for a child or home working space. The first floor's completed by your third bedroom, a sizeable double with a garden view and access to a skylit loft that's ripe for conversion. Lastly, you've a front driveway and drivers can be circumnavigating the North Circular in three minutes.

Outside and the wild, natural greenery of Epping Forest is less than five minutes from your front door. Be sure to head for The Doughnut, a perfect circle of manicured lawn in the heart of ancient woodlands, and on to The Gypsy Stone, named after renowned evangelist Rodney Smith MBE. Keep venturing northwards for the rolling hills (and incredible views!) of Highams Park and the tranquil blue expanse of Highams Park Lake.

WHAT ELSE

- South Woodford station is zone four on the Central line and is just a fifteen minute walk or seven minute cycle away for direct runs to Liverpool Street in eighteen minutes or Tottenham Court Road in twenty seven.
- George Lane is filled with a wide range of supermarkets, cafes and restaurants, so all your day to day essentials and luxuries are never far away. There's also the historic Art Deco cinema.
- Grand Trunk Road (named after Asia's longest road, running from Bangladesh to Afghanistan) is just six minutes' stroll and serves up incredible Indian cuisine with Masterchef Professional regular Rajesh Suri at the helm.
- 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 was my family home for the first 30 years of my life, which is filled with many happy memories. We were blessed to have fantastic neighbours, many of whom still live there. Growing up, my sister and I both went to the local Churchfields Infants & Primary schools which are only a few minutes walk and we would often go to Elmhurst Gardens, Mill Plain/Epping Forest, Highams Park and Hollow Ponds, all of which are great for walking & cycling, as well as the local library and cinema. We also absolutely loved playing in the family garden.

As I got older I could then appreciate the fantastic locality for commuting to work, with South Woodford Station only a short distance away as well the local shops, pubs and restaurants at both Woodford High Road and George Lane, many of which I still frequent, despite moving away from the area, namely The George pub, Lokkum and Grand Trunk Road Restaurants and Source gift shop.

It is also easily accessible by car due to the M11 & A406 being within close proximity. We are sad to be selling our amazing family home and hope it brings as much happiness to the new owners as it has done for us."

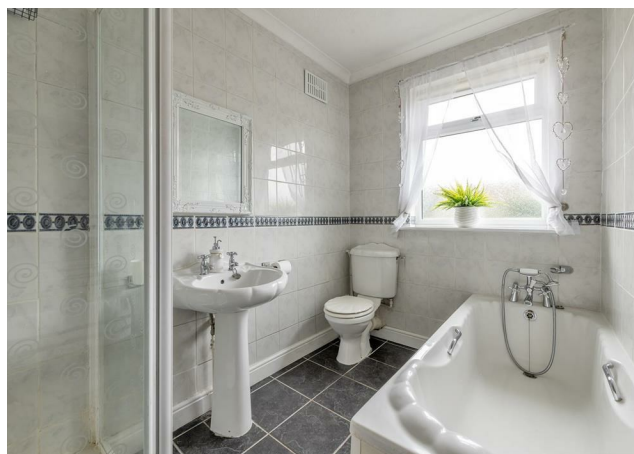
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Garden

56'11" x 19'10"

Garden Room

7'6" x 7'6"

Porch

Hall

Kitchen

6'0" x 8'8"

Reception Room

9'4" x 16'4"

Reception Room

9'4" x 11'11"

Conservatory

7'8" x 9'0"

Bedroom

5'11" x 11'5"

Bedroom

9'6" x 16'4"

Bedroom

9'6" x 11'11"

Bathroom

5'11" x 8'10"

Loft Room

15'1" x 26'2"



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