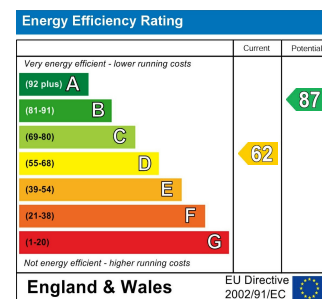
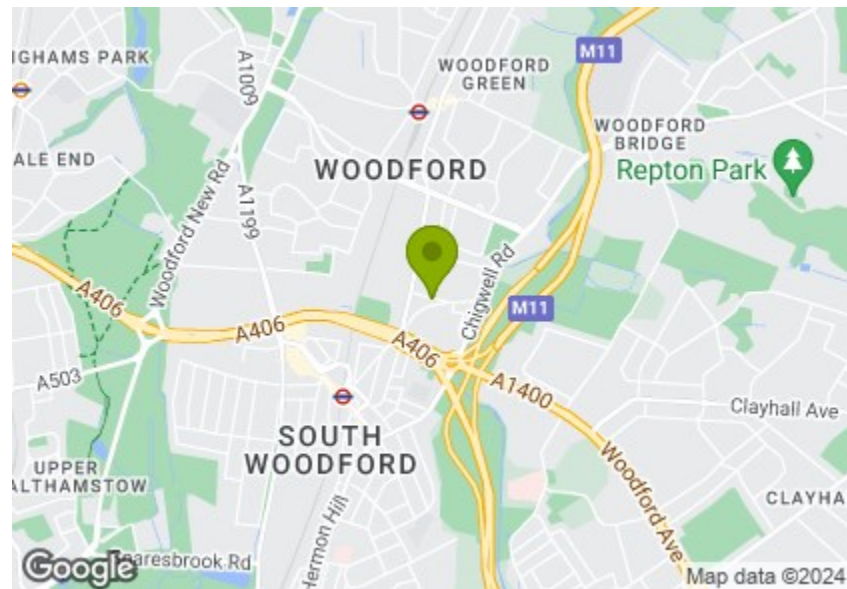


Total Area (Excluding Garage): 106.0 m<sup>2</sup> ... 1141 ft<sup>2</sup>

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.



## GORDON ROAD, SOUTH WOODFORD Offers In Excess Of £650,000 Freehold 3 Bed House - End Terrace



### Features:

- Three Bedroom End Terrace
- Garage / Off Street Parking
- Wider Than Average South Facing Garden
- Various Extension Opportunities
- Open Plan Kitchen Diner
- KidsOwn Nursery / Woodbridge High School Location
- Conservatory
- Short Walk To Roding Valley Park

This brilliantly spacious three-bedroom end-terrace home benefits having a large south-facing rear garden, plus a garage and off-street parking, as well as a bright reception room, kitchen-diner and conservatory. There's even scope for further extension, too.

As for location, not only is it nicely nestled between the vast greenery of Epping Forest and Roding Valley, but you've also got South Woodford's excellent amenities within a short hop, including good transport links.

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0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
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0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
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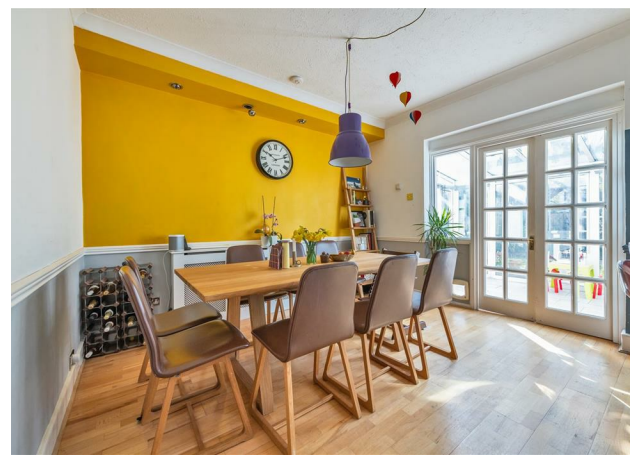
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**IF YOU LIVED HERE...**

Inside or outside, this home is a winner. Let's start with the location...

With its great amenities, green space, wonderful sense of community and excellent transport links, you'll fall in love with this area, particularly the way it balances rural charm with cosmopolitan buzz. It's packed with great eateries, and it even has its own Art Deco cinema, which is an 18 minute walk from your home. Meanwhile, Roding Valley, a glorious nature reserve full of wildlife with great spots for picnicking and rambling, is just a few minutes from your front door.

As for the property itself, you'll find a seamless blend of old and new, with considered features throughout, such as the ornate radiator covers and Victorian dado rails. The front lounge is bright and immaculately decorated, as is the kitchen/diner, where you'll enjoy making use of the breakfast bar, as well as the stylish units and high-spec appliances.

The conservatory is an excellent addition to the home, whether you use it for dining or as a play area for children. Whoever makes use of it will appreciate the view of the wider than average sun-trap garden, which has a great patio area as well as mature foliage at the rear, which gives extra seclusion.

Upstairs, you've got two perfectly balanced double bedrooms and a third smaller room, which would be perfect for a kid's room or home office. There's also a stylish family-bathroom with pristine fittings and an over-tub shower.

Don't forget your garage and off-street parking, it'll be a game-changer if you've never had it before.

**WHAT ELSE?**

-South Woodford station is just 18 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.

-Parents will be pleased to learn there's an abundance of primary and secondary schools rated 'Good' or 'Outstanding' in the area, including Woodbridge High School

- You don't have to venture far to go 'out out' - the award-winning Grand Trunk Road, which features in the Michelin Guide 2022, is 12 minutes on foot from your front door.



**A WORD FROM THE OWNERS...**

"We bought this house as a young couple and have had both our children here. The garden has provided endless summer days of fun from gardening to playing in the paddling pool. My favourite house feature is the kitchen island where we can prepare and cook food together and the kitchen diner where we can entertain guests after bedtime! We have a lovely little park with a playground just up the road - 2 minutes away. In the other direction there is Roding Valley which offers a bit of time out from the city and a chance to see some nature. The neighbours are lovely and we will be sad to leave them. Particular favourite haunts for us are Dada cafe, Salway Cookhouse, Tipi and Bread and Oregano, and the Deli in Woodford! Practically you can walk to Waitrose, Sainsburys, Tesco, M&S, Boots, Pizza Express and Nando's!"

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**Lounge**  
13'7" x 13'4"

**Kitchen/Diner**  
19'2" x 11'6"

**Conservatory**  
17'10" x 9'4"

**Garden**  
37'8" x 34'5"

**Garage**  
10'5" x 18'0"

**Bedroom**  
13'5" x 13'4"

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

**Bedroom**  
10'0" x 11'6"

**Bathroom**  
8'2" x 5'10"

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