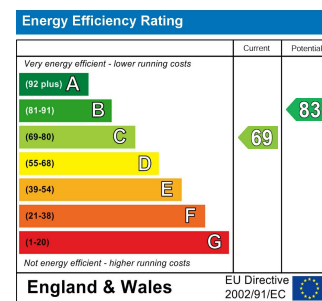
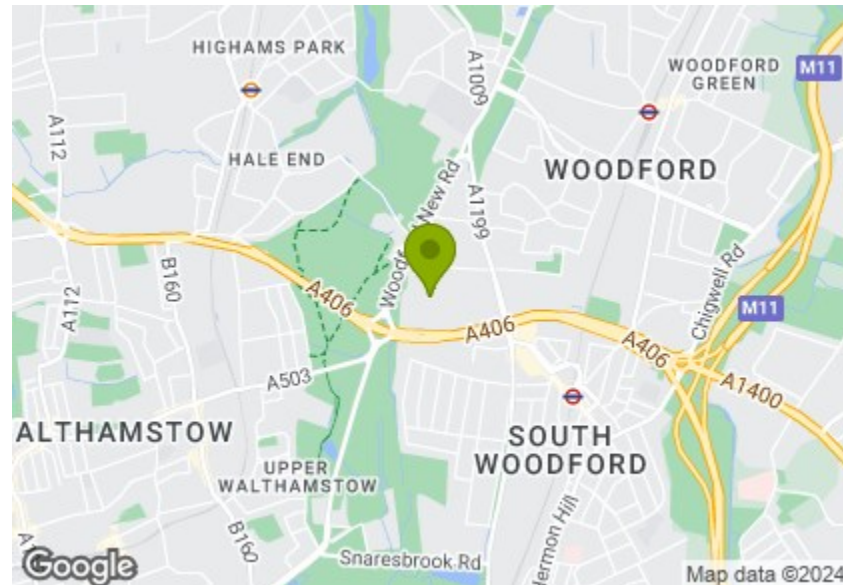




Total Area (Excluding Eaves Storage): 140.6 m² ... 1513 ft²

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.



CARNARVON ROAD, SOUTH WOODFORD

Offers In Excess Of £845,000 Freehold
4 Bed House - Semi-Detached



Features:

- Four Bedroom Victorian Semi
- Loft & Kitchen Extensions
- In Catchment For Churchfields Primary School
- Two Bathrooms & Ground Floor WC
- Short Walk Into Epping Forest
- Beautifully Presented

An immaculately appointed four bedroom Victorian semi detached, arranged over three storeys and sat just a three minute stroll from Epping Forest. You have a wealth of sociable space here, plus twin bathrooms and large rear garden.

South Woodford's social hub of George Lane is just a ten minute stroll away. Venture a little further for South Woodford tube and direct Central Line connections to the City and West End.

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
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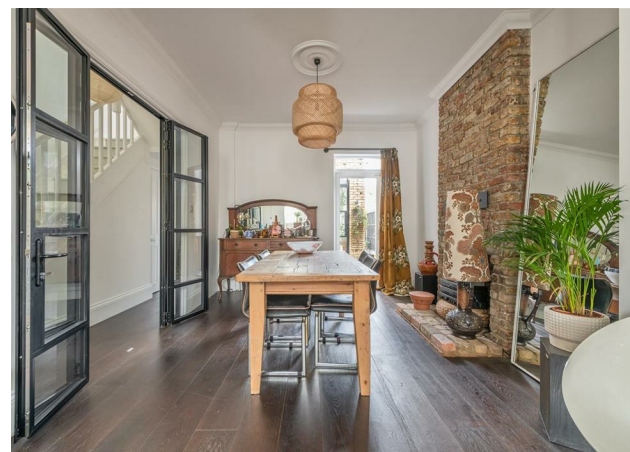
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0208 520 3077

New Homes
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0203 325 7227

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IF YOU LIVED HERE...

You'll be luxuriating in more than 1500 square feet of artfully appointed living space, finished in an exquisite, seamless blend of vintage and contemporary styles. Your twenty six foot through lounge is a case in point, with rich dark timber floorboards underfoot, twin exposed brick chimney breasts and graphite trimmed crittal-style doors connecting to the hallway.

It's a superb spot for welcoming guests but it's far from your only option. You can also be welcoming friends and family into your 250 square foot kitchen/diner. Design & decor continues on point, with more of those signature dark floorboards, an elegant suite of pastel green cabinets, timber worktops and counter-to-ceiling splashbacks. Skylights combine with facing sets of floor to ceiling windows and patio doors doors to bathe the dining area in natural light.

Step outside and you have a paved side return leading off the lounge, sheltered and secluded in the lee of your new home, it's the perfect spot for morning coffee. It all blooms out into your forty foot garden proper, giving way to a lawn flanked with beds. Back inside, the ground floor is completed by a skylit spare WC and smartly arranged storage ideal for laundry. Upstairs your family bathroom a gorgeous affair in metro tiling, with a tub, separate, striking rainfall

shower cubicle and its own vintage hearth.

To the front sits your first floor's principal bedroom, a substantial double sleeper of 180 square feet, pristinely presented in white from the timber floors to the immaculate walls. Featuring an ingenious walk-in wardrobe, it's a little slice of heaven. Another sleek double completes the storey, while upstairs you have a gorgeous dual aspect and skylit loft bedroom, with matching en suite, and your fourth bedroom looking out over the garden.

WHAT ELSE?

- As noted, the green expanse of Epping Forest is just moments away, accessed via a sheltered footpath. Perfect for strolling to your heart's content, you can be among the trees less than three minutes after stepping out your front door.
- You have on street parking and drivers can be on the North Circular in less than five minutes.
- You have an excellent choice of local schools, with six 'Outstanding' primary/secondaries less than a mile away on foot. A further nine are also nearby, rated 'Good'.



A WORD FROM THE OWNER...

"We fell in love with the space and brightness in this house (and the brick fireplaces!) when we saw it 11 years ago. We have lovingly restored and added to it and are very sad to leave it, but it is time for new adventures. The size and airiness of our home takes people by surprise when they enter. With its high ceilings and bright light through the day, it is a very calming serene space and a real pleasure to spend time in. It has been a wonderful house for entertaining, and is a very flexible space. Using the ample downstairs area but also accessing the sheltered courtyard lit with festoon lights from both the through lounge and the kitchen, adds another beautiful, useable living space day and night. Our home is situated in a perfect location for accessing transport or walking into the forest. One of us drives to work and is quickly able to access the A406 and M11, the other cycles in to central London or takes public transport via the Central line or Wood Street train station. Epping Forest is at the top of the road where we cycle and walk, the shops and cafes of South Woodford a quick walk down the hill and the lively Wood Street, a short stroll through the forest. It has been a real joy to live here, the area itself, our wonderful neighbours, the forest on our doorstep, but particularly the house. We are going to miss it!"

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Reception
12'5" x 13'9"

Reception
10'11" x 12'1"

Kitchen
14'7" x 20'2"

WC

Bedroom
16'2" x 11'5"

Bedroom
10'8" x 11'5"

Bathroom
9'4" x 10'11"

Bedroom
10'2" x 16'11"

Ensuite
4'11" x 8'9"

Bedroom
8'5" x 10'4"

Side Courtyard Garden
9'4" x 10'10"

Garden
38'10" x 21'3"

Cellar
6'2" x 11'4"

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