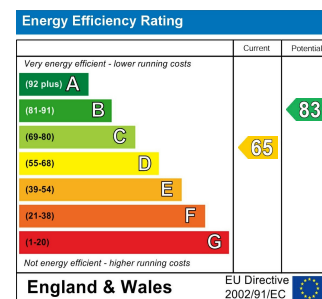
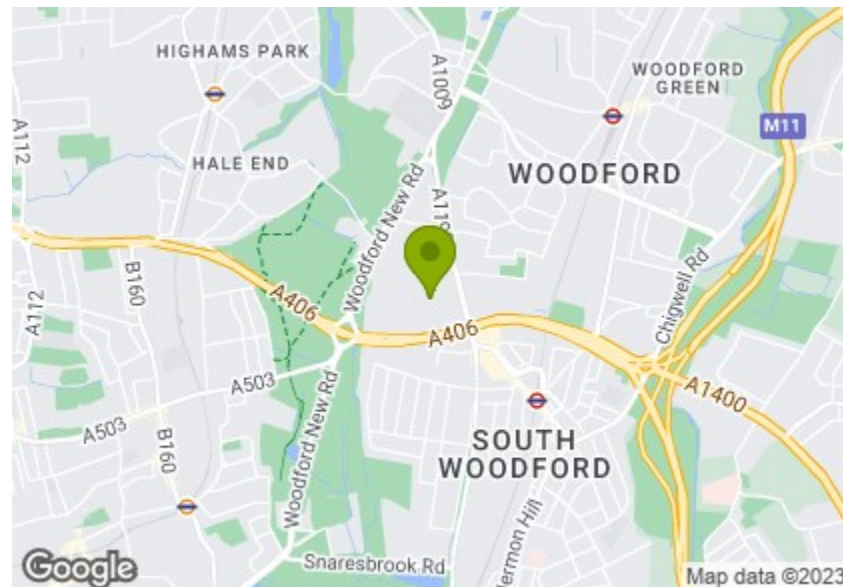




Total Area: 175.0 m² ... 1884 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



BUCKINGHAM ROAD, SOUTH WOODFORD Offers In Excess Of £900,000 Freehold 5 Bed House - Semi-Detached



Features:

- Five Bedroom Victorian Semi
- 1884 SQ FT
- Driveway
- West Facing Garden
- Two Bathrooms
- Extended Dining Kitchen
- Utility & Ground Floor WC
- Grand Proportions & Period Features

A flawlessly finished, elegantly appointed five bedroom Victorian semi-detached, arranged over three floors just a five minute stroll from Epping Forest. You have a landscaped, split-level rear garden, conservatory and vast through lounge.

Just a couple of doors down you'll find a footpath leading directly to Epping Forest. You can be exploring the endless woodlands and greenery barely five minutes after stepping out your front door. Whether you're a jogger or a stroller, it's a great spot to have on your doorstep.

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IF YOU LIVED HERE...

You'll be stretching out in almost 2000 square feet of living space, all finished in a seamless blend of contemporary design and vintage style. Your through lounge to the front comes in at around 300 square feet in its own right. Dual aspect thanks to your semi detached status, a pair of windows down one flank combine with the large bay to let natural light wash over honey-hued flooring. An especially striking stainless steel hearth and mantel sits to the front.

It all flows on into your extensive kitchen/diner, where a pair of skylights lead you to patio doors opening out onto your secluded courtyard. An extensive complement of elegant grey cabinets start in your bright dining area and geometric tiling takes over underfoot as you step into the kitchen proper, with those smart cabinets down each flank, topped with chunky white marbled counters. Next is a modest hallway, with a spare WC to your left and a handy utility room on your right, and your conservatory is right ahead.

In here it's beautifully bright, naturally, with gorgeous widescreen views of the garden. Your courtyard flows out from the substantial side return, expanding to fill the width of your outside space, and ascending to an immaculately landscaped length of lawn, surrounded by screening greenery and timber fencing. A wonderful solace. Upstairs now, and your principal bedroom's an impressive 175 square feet, with original floorboards, vintage hearth, triple window set and a wealth of floor to ceiling wardrobes.

Both remaining first floor sleepers are doubles, bright and characterfully finished. The family bathroom's worth a special mention, unusually large with a freestanding tub and walk in rainfall shower set against a floor to ceiling metro tile backdrop, with smoky grey tiling underfoot. A fantastic spot to start or end the day. Head up the staircase for your loft conversion, home to another substantial double bedroom, with its own sizeable en suite shower room (both skylit) and a generous amount of under eaves storage. Finally, your fifth bedroom sits to the rear, complete with garden views.

WHAT ELSE?

- South Woodford's social hub of George Lane starts less than half a mile away on foot, home to the art deco Odeon cinema and a good range of bars, restaurants and gastropubs. If you want to venture further afield, South Woodford tube is ten minutes walk for speed, direct runs to the City and West End via the central line.
- There's a double driveway to the front, and drivers can be on the arterial North Circular in a little over five minutes.
- Parents will be pleased to discover five 'Outstanding' primary/secondary schools less than a mile away on foot, along with a further eight rated 'Good' and four independents. The well respected Bancrofts Prep is also nearby.



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, Sainsburys, 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."

BEN CHARLETON
E18 SENIOR ADVISOR

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Reception
12'5" x 13'8"

Reception
10'10" x 12'1"

Kitchen / Diner
16'0" x 23'2"

WC

Utility

Conservatory
8'11" x 8'8"

Bedroom
16'3" x 11'5"

Bedroom
10'11" x 11'7"

Bathroom
6'8" x 13'9"

Bedroom
9'4" x 9'0"

Bedroom
10'1" x 14'7"

Ensuite
6'0" x 10'1"

Eaves Storage

Bedroom
8'6" x 10'5"



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