



MAYBANK ROAD, SOUTH WOODFORD

Offers In Excess Of £630,000 Freehold 2 Bed House - End Terrace



Features:

- Victorian End Terrace
- Two Bedrooms
- Driveway
- 108' South Facing Garden
- Garden Room
- Abundance Of Period Features
- KidsOwn Nursery Location
- Short Walk To Roding Valley Park

A lovingly appointed, elegantly finished two bedroom Victorian end terrace, just a short stroll from Roding Valley Park and South Woodford tube. The garden is especially fine, more than 100 feet in length and home to a large outdoor studio.

With your loft space so far unexplored, you have plenty of potential to develop your new home still further, perhaps even adding a whole new storey as some of your neighbours have done (subject to the usual permissions).

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll be luxuriating among a classic blend of vintage style and contemporary decor. Your through lounge comes in at more than 280 square feet, with sleek blonde hardwood and warm cream walls charmingly offset by timber mantels finished in mint green farrow & ball paint, sitting over ebony hearths. The colour scheme continues in your skylit kitchen/diner, where timber-topped cream cabinets contrast with a chic mint green letterbox backsplash.

Step out the double French doors for your garden – that lengthy lawn stretching away between timber fencing and mature greenery. A pathway ends in your 160 square foot summerhouse, ideal for turning to all manner of uses. Back inside and a handy spare WC completes the ground floor while upstairs both bedrooms are smart, sizeable doubles. Finally your family bathroom; spotlessly stylish in white and grey with a tub and walk-in rainfall shower.

Outside, and the wide open greenery of Roding Valley Park is barely five minutes walk away, just the other side of the River Roding. Stroll half a mile in the other direction and you come to

South Woodford tube, where the central line will get you directly to Liverpool Street in eighteen minutes or Tottenham Court Road in twenty seven. Alternatively, you have private off street parking, and drivers can be on the North Circular in just a couple of minutes.

WHAT ELSE?

- Just the other side of the station you'll find George Lane, South Woodford's social hub with a good range of shops, cafes, restaurants and gastropubs.
- Parents will be pleased to find three independent schools within a one mile radius alone, five 'Outstanding' primary/secondaries just as close, and the much loved KidsOwn nursery just a couple of minutes down the road.
- Film buffs have Woodford's art deco Odeon cinema just a fifteen minute stroll away. Great for date night.



A WORD FROM THE OWNER...

"South Woodford is a lovely area, the high street has everything you could ever need (love the cinema and bakeries) plus it's so easy to get into central London. It's also lovely being near so many green spaces; I love Epping Forest, Hollow Ponds, and Eagle Pond."

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Reception Room
23'10" x 12'7"

Bathroom
10'2" x 9'11"

WC

Garden
108'3"

Kitchen / Diner
17'0" x 9'9"

Garden House
14'8" x 10'9"

Bedroom
16'0" x 11'0"

Bedroom
10'11" x 10'8"



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