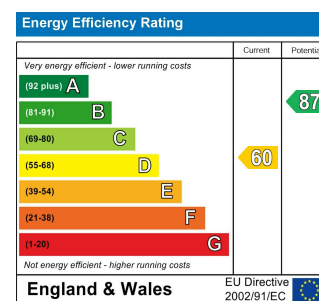


Ashford Road, E18

Garden - Approx. 8.5m x 7m



Area: 117.9 m<sup>2</sup> ... 1270 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## ASHFORD ROAD, SOUTH WOODFORD Offers In Excess Of £775,000 Freehold 2 Bed House - End Terrace



### Features:

- End of Terrace Victorian House
- Two Bedrooms
- Extended Open Plan Living Space
- Beautifully Refurbished
- Utility Room
- Close to George Lane's Amenities
- 5min Walk to South Woodford Station
- Potential for Loft Conversion (STP)
- Off Street Parking
- Downstairs WC

A strikingly appointed, artfully-developed, cover-ready two bedroom designer family home. Highlights include a jaw-dropping, open plan ground floor, plus secluded rear garden. South Woodford Central line is just a third of a mile on foot.

You're enviably sat at the end of the terrace on a corner plot here, for extra peace, quiet and seclusion, all set nicely back from the road behind a modest front yard. There's off street parking too.

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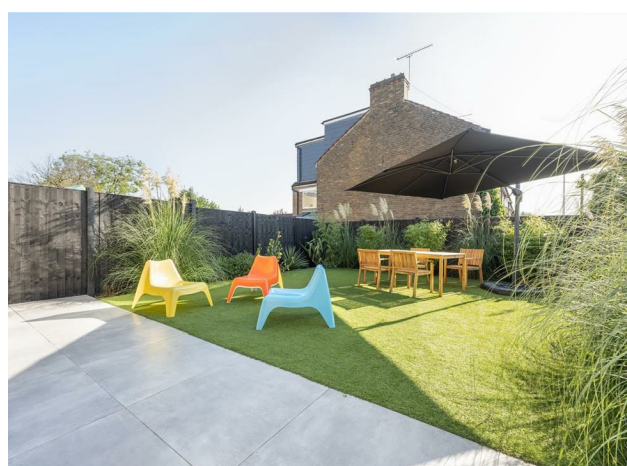
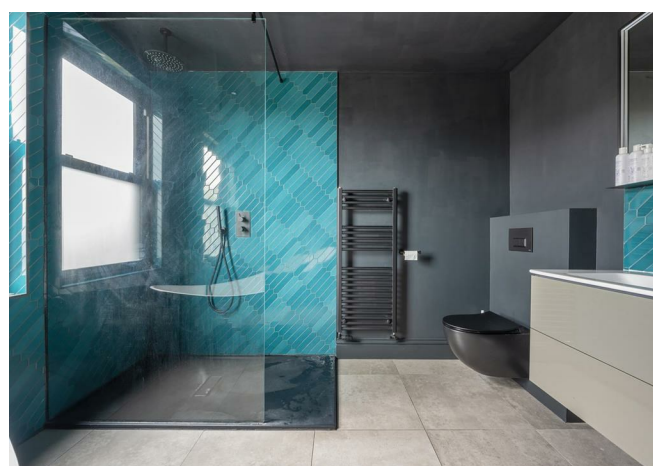
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IF YOU LIVED HERE...

You'll be luxuriating in an expertly crafted family home, bursting with five star style and boutique designer flourishes throughout. Step inside and the charming solid oak parquet flooring flows underfoot, with a stately grey/blue timber staircase rising ahead. On your right the parquet flooring flows on into your 330 square foot front lounge, an epic, enviable space with a lovingly curated colour palette, all full of light thanks to that original bay plus a floor to ceiling window seat.

To the rear, your parquet hardwood gives way to seamless, smoky grey tilework as you step down into the elegant designer solace of your 250 square foot kitchen/diner. In here an angled bank of skylights and a rear wall of bi folding patio doors let in still more natural light, illuminating a stately charcoal grey suite of cabinets, dark marbled work surfaces and striking emerald green splashbacks. An immense breakfast bar takes centre stage, adding the final touch to this immaculately conceived space.

Step outside and your garden features patio and Trulawn surrounded by diverse thriving greenery, all barely overlooked. Back inside you have a handy downstairs WC, while head upstairs for your principal bedroom, a handsome 180 square foot affair finished in a seamless blue-grey palette. Bedroom two's

another double, softly carpeted, while your family bathroom completes things in astonishing style. In here a designer freestanding teardrop tub and separate walk in rainfall shower both sit against a wall of striking turquoise tiling. Onyx fixtures and trim perfectly complement the charcoal colour scheme. An incredible spot to start and end the day.

Outside and, as noted, South Woodford tube and the Central line are just a third of a mile on foot, with direct nineteen minute runs to Liverpool Street putting the City less than a half hour away door to door. Heading to the West End? Tottenham Court Road is nine minutes further. If you're staying local, then Woodford's social hub of George Lane is just the other side of the station, home to a fine choice of cafes, bars and restaurants including a guaranteed warm welcome at The Railway Bell.

WHAT ELSE?

- Parents will be pleased to find six 'Outstanding' primary/secondary schools all less than a mile away on foot. A further four are deemed 'Good'.
- The wide open greenery of Roding Valley Park is three minutes from your front door, perfect for morning jogs or exercising furry friends.
- Wanstead Village is a pleasant twenty minute stroll, and well worth the walk of a weekend for a great range of independent, sumptuous gastropubs the equal of anything you'll find in the city.



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

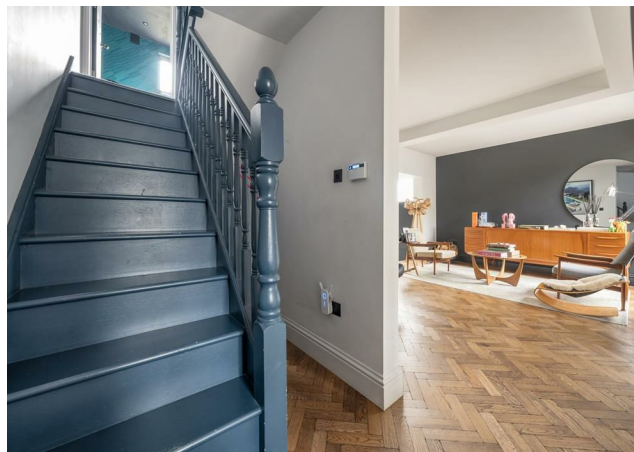
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**Reception**  
19'3" x 22'8"

**Bathroom**  
9'4" x 10'0"

**WC / Utility**

**Garden**  
approx. 27'10" x 22'11"

**Kitchen / Diner**  
22'9" x 16'9"

**Bedroom**  
14'9" x 12'10"

**Bedroom**  
9'1" x 10'10"



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