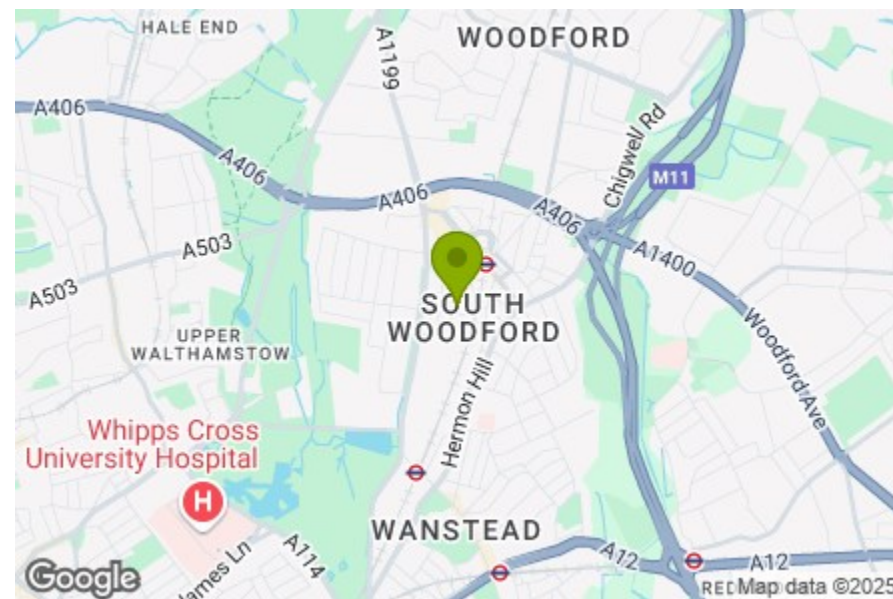




Total Area (Excluding Eaves Storage & Cellar): 168.0 m<sup>2</sup> / 1808 sq ft  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.

- Reception  
13'10" x 16'11"
- Reception  
11'10" x 13'11"
- Reception  
10'4" x 12'0"
- Kitchen  
7'11" x 7'11"
- Cellar - Room 1  
5'3" x 12'8"
- Cellar - Room 2  
5'3" x 7'1"
- Bedroom  
14'0" x 14'3"
- Bedroom  
12'2" x 14'4"
- Bedroom  
11'7" x 11'10"
- Bathroom  
5'9" x 7'11"
- Bedroom  
19'1" x 10'9"
- Bedroom  
15'5" x 10'9"
- Garden  
129'1" x 25'7"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	80
(69-80) C	
(55-68) D	
(39-54) E	53
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



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



### Features:

- Victorian Semi Detached House
- Five Bedrooms
- Family Bathroom + Two WCs
- Fantastic Potential for Development
- Three Reception Rooms
- Prime Location within South Woodford
- 5min Walk to Central Line Station & Shops
- 100ft+ Garden
- Side Access
- Catchment for Outstanding Selection of Schools

Nestled in the heart of South Woodford, this fantastically sized five-bedroom semi-detached home packs in a hefty list of highlights, including a family bathroom and two WCs, three reception rooms, plenty of period features throughout, a rear garden over 100 foot long with side access, plus ripe potential for further development.

As for location, not only is it nicely positioned between the vast greenery of Epping Forest and Roding Valley, you've also got E18's excellent amenities on your doorstep, including the fantastic transport links. There's also easy access to neighbouring Wanstead.

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**IF YOU LIVED HERE...**

While this classically Victorian home presents a great opportunity for future development, the smart layout and iconic features present a brilliant base to work from.

You're set up well with the three reception rooms - the front one is particularly bright and spacious, while the one at the rear is well placed next to the kitchen, with a utility area handy adjacent. There's also a WC off the hallway, as well as storage and access to your cellar. At the rear, you'll find your epically sized garden, which is dreamily secluded thanks to the mature foliage, with convenient side access.

On the first floor you've got three well-sized bedrooms, as well a family-bathroom and a WC, while up in the loft you have another two bedrooms, each with eaves storage.

With its great amenities, green space, wonderful sense of community and excellent transport links, you'll quickly fall in love with South Woodford. It's packed with shops, supermarkets (choose between Marks & Spencer or

Waitrose), restaurants, bars, and even an Odeon cinema a short stroll away.

For a quick bite, try Bobo & Wild or Tipi Coffee, and be sure to mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held.

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.

**WHAT ELSE?**

-South Woodford station is just five 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 great primary and secondary schools in the area, one of the reasons this area is so popular with families.

- Fancy unleashing a bit of creativity? Head down to Creative Biscuit for a coffee and dabble at painting pottery. It's a few minutes on foot from your home.



**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 takeaway Sakura, and newly opened independent cafe Bobo & Wild. 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 ASSISTANT MANAGER

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