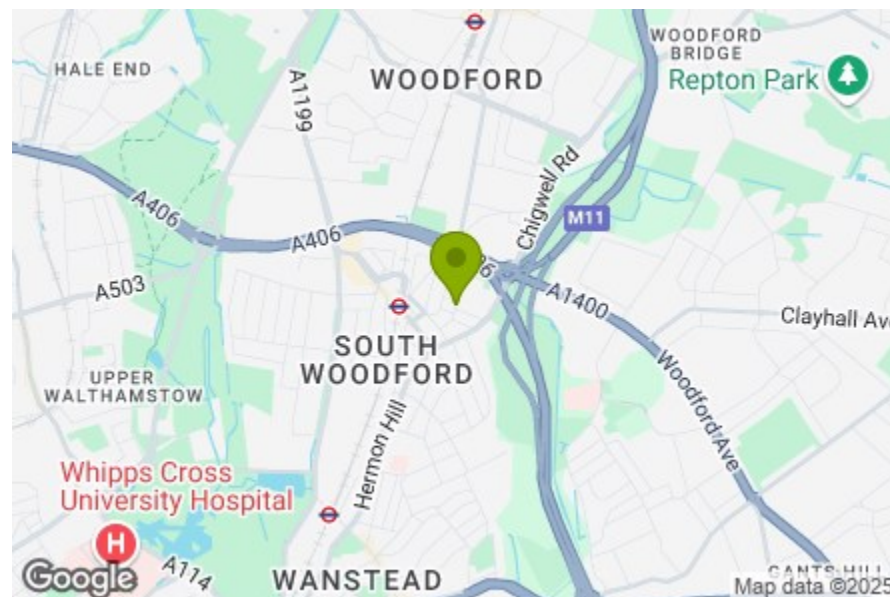


Total Area (Excluding Eaves Storage): 117.0 m² ... 1259 ft²

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.

- Reception
10'10" x 12'9"
- Reception
10'10" x 11'0"
- Kitchen
8'4" x 10'10"
- WC/Utility
8'0" x 8'7"
- Bedroom
14'3" x 12'9"
- Bedroom
8'11" x 11'0"
- Bathroom
8'3" x 10'5"
- Bedroom
12'5" x 14'11"
- Bedroom
8'6" x 10'8"
- Bathroom
5'11" x 6'2"
- Garden
33'1" x 14'0"



Energy Efficiency Rating	
Current	Potential
67	86
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	



ASHFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £775,000 Freehold 4 Bed House



Features:

- Victorian Terraced House
- Four Bedrooms
- Two Bathrooms & Ground Floor WC
- Double Loft Conversion
- Brick Fronted
- Double Bay Window
- Beautifully Refurbished
- Utility Room
- West Facing Garden
- 5 Minute Walk to South Woodford Station

A gorgeous four bedroom, two bathroom Victorian terrace home, moments from South Woodford station. Expertly extended, and impeccably finished throughout, this is an utterly modern family find with real style and character.

As practical as it is attractive, this home has one of the most beautiful utility rooms you'll find, a feature you'll be proud to show off to your guests.

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0203 369 6444

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0203 397 9797

E18 & IG8
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0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

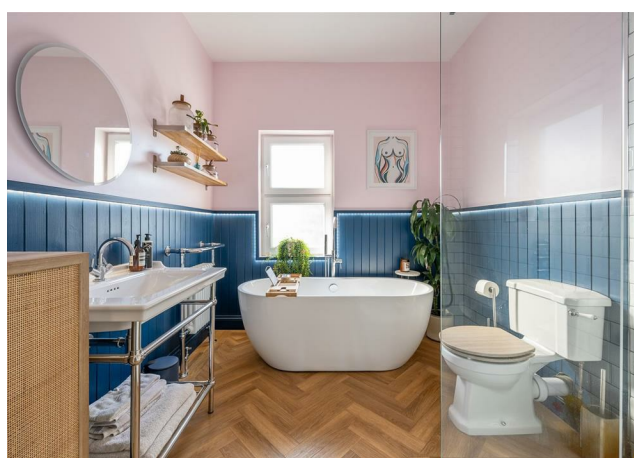
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IF YOU LIVED HERE...

Open the traditional glass panelled front door and bear right off your hallway to enter your double reception, a bright and versatile living space. Refurbished pine floorboards lie underfoot, and thoughtful bespoke shelving and cupboard space occupies the alcoves. There's understairs storage to the left including a bespoke wine rack. Step through into your subtly stylish kitchen, with hardwood worktops, Butler sink and engineered Herringbone flooring.

Your utility room and WC sits to the rear, and the door to your garden is on your right. A low maintenance lawn is framed by a large deck, a raised patio, and busy borders. On the first floor you'll find two generous bedrooms and the family bathroom, first on your left off the landing. This is a spectacular space, with freestanding tub, step in shower cubicle with rainfall shower and white metro tiling, and blue wall panelling with LED underlighting.

The first of your bedrooms overlooks the garden, and has bespoke storage to one corner. To the front is a large bay fronted bedroom, also with custom storage and soft carpet underfoot. Your loft has a further two bedrooms with a shower room between them. Twin skylights ensure maximum natural light for

the main space, which is part painted in a soothing green shade, a pleasing contrast with the bold midnight blue of the rear bedroom.

It's just five minutes on foot to South Woodford station for the Central Line, taking you to Stratford in just under ten minutes or to Liverpool Street in twenty. All your amenities and more sit around the station. The North Circular is close at hand if you're driving. There are plenty of green spaces nearby too, with Epping Forest only a mile away and Roding Valley Park almost on your doorstep.

WHAT ELSE?

- Your new local is The George Woodford, a handsome Georgian pub with large beer garden and superb menu.
- Well regarded schools nearby include Oakdale Junior and Infants' Schools, Snaresbrook Prep School and Churchfield Infants' School.
- Head for the Odeon South Woodford for that big screen experience in an Art Deco setting.



A WORD FROM THE OWNER...

"We've had an amazing time making a home here. Renovating our first house was tonnes of fun, as was walking the dog through the forest, ending in a decent pint at a local pub. Over the last few years the surrounding area has really come alive, and the street has a real sense of community."

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