



Reception Room
30'5" x 12'2"

Kitchen
14'2" x 6'10"

Bedroom
12'2" x 12'0"

Bedroom
14'2" x 6'11"

Bathroom
8'11" x 8'10"

Bedroom
24'0" x 12'1"

Garden
35'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



WOODVILLE ROAD, SOUTH WOODFORD Offers In Excess Of £725,000 Freehold 3 Bed House - End Terrace



Features:

- Victorian House
- Three Double Bedrooms
- End of Terrace with Side Access
- Open Plan Through Lounge
- Well Presented
- Bright & Airy
- Landscaped Rear Garden
- Close to Station & Shops
- Within Catchment for Fantastic Selection of Schools

A beautifully presented three bedroom family home, bright and airy with modern finishes. With a delightful garden to the rear, you're moments away from the centre of South Woodford, where you'll find daily necessities and nightlife.

South Woodford tube is five minutes from your front door. From here, you're incredibly well connected to the City, with eighteen minute runs to Liverpool Street on the Central Line.

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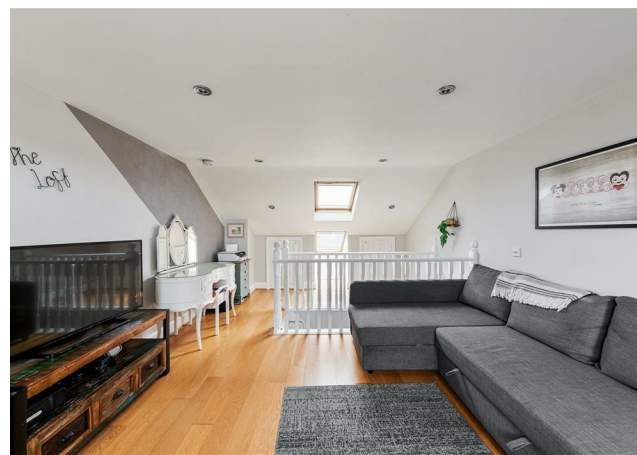
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IF YOU LIVED HERE...

Step through your handy storm porch and you'll be welcomed into a spacious, open plan reception area finished in a soft grey hue. A dining nook sits in the large window to the front, filling the space with natural light. You have timber panels and tower radiators, plus a black and white mantel framing an gas fireplace. Pendant lighting is overhead, while golden oak wood flooring adds warmth underfoot. To the rear, your kitchen overlooks the garden and adds contemporary flair with handleless cabinetry, modern integrated appliances, and marble style worktops and splashback.

Upstairs, you'll find two bedrooms. The larger sleeper at the front is awash with natural light, appointed in the same tranquil palette as your reception, along with soft grey carpeting and spacious double golden oak wardrobes. The rearmost bedroom, in the same style, overlooks the garden. Your bathroom is a sumptuous affair, featuring a large walk in rainfall shower plus separate tub. Sand hues tiles frame the room, while matt black stone style tiles cover the floor. The second floor is entirely given over to your third sleeper, with 290 square feet of well appointed additional living space.

Step outside, and you'll find yourself in the vibrant, community of South Woodford, brimming with friendly pubs, beautiful green spaces, and a diverse selection of cafes and restaurants to satisfy every mood. As mentioned, you're enviably close to central South Woodford, with George Lane just four minutes on foot where you'll find

favourites like Bread and Oregano Greek, BOBO and Wild for a scrumptious brunch, and your new local, the Railway Bell. It's also easy to catch a film without travelling too far, with ODEON South Woodford fifteen minutes away. Finally, enjoy woodsy weekends in nature wandering Epping Forest, just under a twenty five minute walk away.

WHAT ELSE?

- There is approved planning permission for a side return and a large garden room.
- Your rear garden is a beautifully landscaped retreat featuring two patio areas, a manicured lawn, and a shed, offering ample space for you to add your personal touches.
- Visit George Lane every third Sunday of the month for the farmers market, where you'll find a delightful variety of fresh produce, artisanal pastries, food vendors, and handcrafted goods.
- Parents will be pleased to know that you're within easy reach of a wide range of primary schools, all highly rated by Ofsted.



A WORD FROM THE OWNER...

"We moved into this house seven years ago and cannot believe it has gone by so fast. From a practical perspective it is a great location for work, commuting, and easily popping out for coffees and brunch whenever the mood strikes. From an emotional perspective we have seen so many incredible milestones pass in this home, we chose it specifically knowing we would start a family here and 2 cats and 1 kid later it has been the perfect place for us to grow. It is solid and cosy and feels a lot bigger than you expect from a little end of terrace house in London. We love having the fire on in the winter and the ability to throw the french doors open when Spring/Summer arrives. It has been a sanctuary for us. We really hope it will be as special for the next person who lives here. "

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