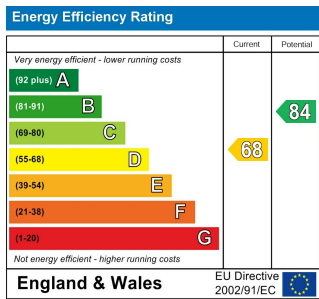
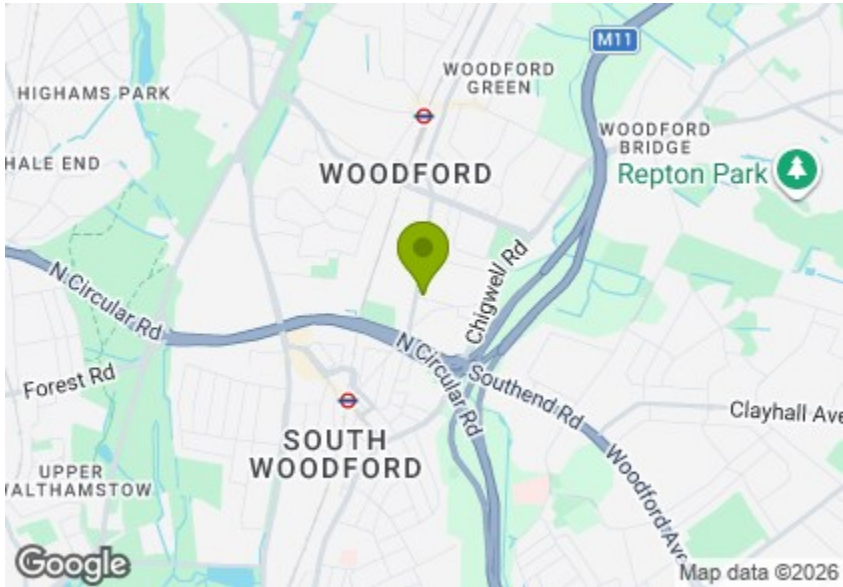




Total Area (Excluding Eaves Storage): 176.8 m² ... 1903 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



GORDON ROAD, SOUTH WOODFORD

Offers In Excess Of £850,000 Freehold

4 Bed House - Semi-Detached



Features:

- Victorian Semi-Detached House
- Four Double Bedrooms
- Two Bathrooms
- Driveway for Two Cars
- Landscaped 80ft Garden
- Fantastic Proportions (Roughly 1900sqft)
- Period Features
- 12min Walk to South Woodford Station

Set on a quiet street in a sought-after part of South Woodford, this brilliantly spacious four-double bedroom semi-detached home has a lengthy list of highlights... Before you've even ventured inside, there's the epic 80 foot garden and off-street parking for two cars. Step through the front door and you've got two reception rooms, a spacious kitchen/diner, utility room, WC and two bathrooms amongst the highlights. It's all immaculately finished and full of Victorian charm too.

As for location, not only is it nicely nestled between the vast greenery of Epping Forest and Roding Valley, but you've also got South Woodford's excellent amenities within a short hop, including great transport links.

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IF YOU LIVED HERE...

Your peaceful tree-lined street sets a tone that's continued inside - the proportions are epic, the design is well-balanced and the decor is serene.

Your front reception room is bursting with light thanks to the generous - bespoke shutter clad - windows, which perfectly showcase the blush decor and features such as the striking ceiling rose and fireplace surround. The custom carpentry not only looks great but will be a real convenience too. The rear reception is just as beautiful, with the same thoughtful features, while the spacious kitchen/diner is bright and modern with plenty of space for a table.

At the rear, the WC and utility room will be a much appreciated convenience, while behind, you'll find your epically sized garden - an 80 foot stretch of rolling greenery, which is dreamily secluded thanks to the mature foliage.

On the first floor, you'll find three smart bedrooms - all with masterfully crafted in-built storage. There's also a modern family bathroom with an over-tub shower. Finally in the loft, you have your master bedroom, complete with a sleek en-suite, and plenty of eaves storage.

You've got plenty of greenery nearby, including Elmhurst Gardens, Epping

Forest and Roding Valley. If you've not heard of it, the latter is a glorious nature reserve full of wildlife with great spots for picnicking and rambling just a few minutes from your front door.

As for amenities, South Woodford has a brilliant selection of stores, including a Waitrose and M&S, and even an Odeon cinema.

South Woodford station is around 10 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 minutes. Drivers can be on the North Circular in just a few minutes.

WHAT ELSE?

- Make the Railway Bell your new local. Less than ten minutes away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.
- Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe where ingredients are sourced with great care resulting in some exceptional brunches. It's just 15 minutes away on foot. Just 0.8 miles away you'll find Jones & Sons, the sister brand of the Dalston dining hot spot - you'll want to visit asap. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.
- Parents will be pleased to learn there's an abundance of highly regarded primary and secondary schools in the area.



A WORD FROM THE OWNER...

"We have lived here for approximately 23 years and our children have grown up in this house. The house is well located for transport links - air, rail, road. The schools are good and the park and Epping Forest are close by. Westfield Stratford Mall and central London are close enough for shopping and the local centre of South Woodford is great for everyday needs. There is also a wide range of dining and evening out options. We have been very happy here."

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Porch
Storage
Reception
13'3" x 15'5"
Reception
11'9" x 12'11"
Kitchen
10'7" x 19'11"
Storage
Utility
7'4" x 9'2"
WC

Bedroom
12'0" x 15'5"
Bedroom
12'0" x 12'11"
Bedroom
10'7" x 20'0"
Bathroom
5'5" x 8'8"
Bedroom
11'6" x 21'9"
Ensuite
5'5" x 11'10"
Garden
95'9" x 19'8"



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