



P R I M E R E S I D E N T I A L

P R E S E N T S

Derby Road, South Woodford



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PRIME RESIDENTIAL

Derby Road, South Woodford



A rare and exciting opportunity to purchase this stunning double fronted six bedroom detached Victorian residence with beautiful original features and high ceilings. Built in 1870, the internal 5175 sq ft of accommodation is arranged over four floors. The current owners have renovated the property throughout to an exceptionally high standard to include a rear extension with underfloor heating, replica Victorian double glazed sash windows, Cat 6 cabling throughout with ports in every room connecting to a central hub in the office, custom made shutters and access into the double garage.

The ground floor comprises of a grand entrance hall, formal reception room with central fireplace, spacious reception room leading into a through lounge, bespoke open plan kitchen with fitted appliances, African marble worktops and central island/dining/ family room with bifold doors and windows allowing the entire back of the house to open up onto the rear garden patio, pantry, utility room, large cloakroom, two rest rooms and staircase to the cellar on the lower floor. The second floor offers a bay windowed principle bedroom with dressing room and en-suite, double bedroom with en- suite, two double bedrooms, large family bathroom and separate dressing room. There are two further double bedrooms and family bathroom on the fourth floor.

The south facing rear garden comprises of a spacious patio made from Indian sandstone and is ideal for al fresco dining, laid to lawn and shed, whilst to the front of the property the driveway offers ample off street parking with the additional benefit of an attached double garage with electric rolling door. This stunning family South Woodford residence is located at the end of a no through road and within close proximity to local amenities, highly sought after private and public schools, Central Line station, major airports and M25 and M11.

Early viewings are recommended and are strictly by appointment only.



With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



Heidi Foster MNAEA

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An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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|-----------------------|--|--------------------|
| Sqft 5175.00 sq ft | Type House - Detached | Style Victorian |
| Bedrooms 6 | Receptions 3 | Bathrooms 4 |
| Tenure Freehold | Local Authority London Borough of Redbridge | Tax Band G |



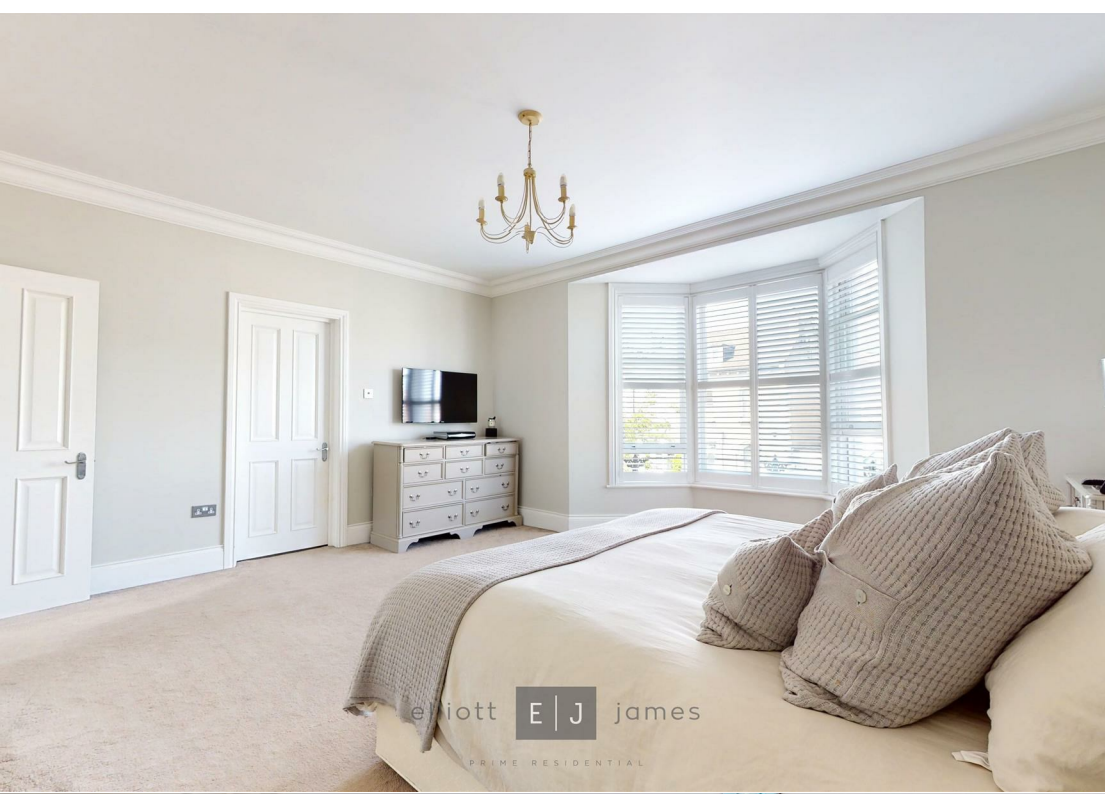
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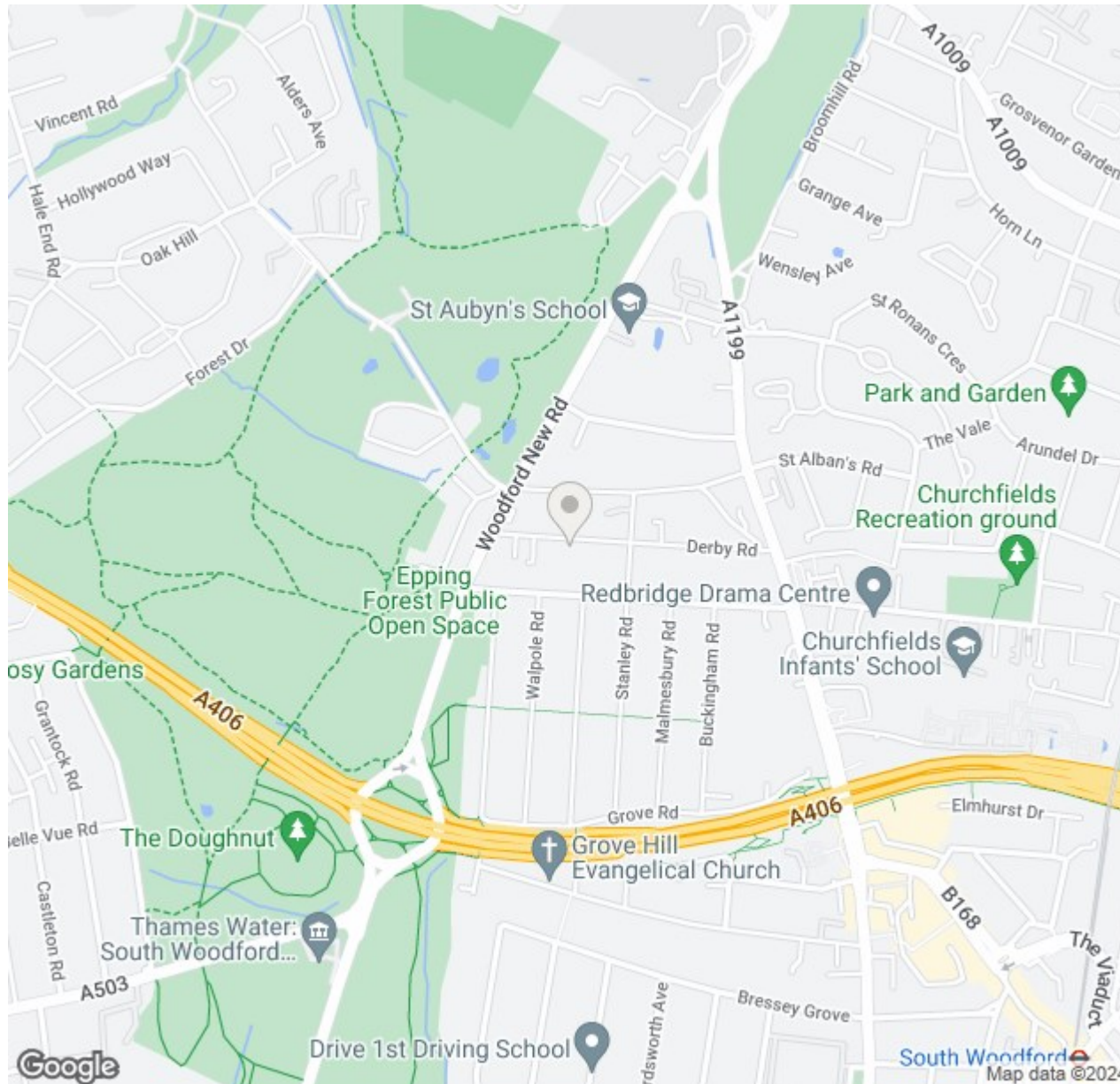




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MAP & EPC



| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 75 | 79 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | EU Directive 2002/91/EC | |



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