



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose
Victoria Road, E18

Approximate Gross internal Floor Area : 139.54 sq m / 1502 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 12/8/2024



43 Victoria Road, South Woodford, London, E18 1LJ

Asking Price £800,000

- Beautifully renovated four-bedroom Victorian home on the prestigious Victoria Road in South Woodford.
- Modern open-plan kitchen, diner, and living area
- Convenient ground-floor cloakroom for added functionality and guest convenience.
- Large, modern four-piece family bathroom with luxurious finishes.
- Close proximity to George Lane parade, offering boutique shops, cafes, and restaurants.
- Spacious through lounge featuring original fireplaces, fitted shutter blinds, and a bright bay window.
- Bi-folding doors open onto a beautifully landscaped rear garden.
- Three generously sized bedrooms on the first floor.
- Expansive master bedroom on the second floor, complete with an en-suite bathroom.
- Ideally located near South Woodford Station, with easy Central Line access to central London.

43 Victoria Road, London E18 1LJ

Located on the sought-after Victoria Road in the heart of South Woodford, this beautifully renovated four-bedroom Victorian home exudes charm and sophistication. Tastefully updated by the current owners, the property seamlessly blends period features with modern conveniences, offering an inviting and spacious family living environment.



Council Tax Band: D



As you step inside, you are greeted by a large through lounge, adorned with feature fireplaces, fitted shutter blinds, and a bay window that bathes the room in natural light. This elegant space flows effortlessly into the open-plan kitchen, diner, and living area. The modern kitchen is equipped with top-of-the-line appliances, ample storage, and a sleek design that makes it the perfect hub for family life and entertaining. Bi-folding doors open onto the rear garden, creating a seamless indoor-outdoor living experience. A convenient downstairs cloakroom completes the ground floor. The first floor offers two generously sized bedrooms, each thoughtfully designed to maximize comfort and style. The large, modern four-piece family bathroom serves this level, providing a luxurious space to unwind. The second floor, formerly the loft, has been expertly converted into a further two bedrooms one of which is a capacious master bedroom with an en-suite bathroom, offering a private retreat with plenty of space and light. Externally, the property features a well-maintained front garden and a beautifully landscaped rear garden with ample storage options, ideal for outdoor living and relaxation.

Victoria Road is one of South Woodford's most desirable addresses, offering a blend of suburban tranquillity and urban convenience. The area is renowned for its leafy streets, period properties, and excellent local amenities. Just a short stroll away is the popular George Lane parade, where you'll find a variety of boutique shops, cafes, and restaurants, adding to the vibrant community feel. South Woodford Station is also nearby, providing easy access to central London via the Central Line, making it a perfect location for commuters. The area boasts a range of highly regarded schools, further enhancing its appeal for families. This exceptional home is a rare find, combining the elegance of a Victorian property with the comfort and convenience of contemporary living. A true gem in South Woodford's most prestigious neighbourhood.

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease

information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.