



Directions

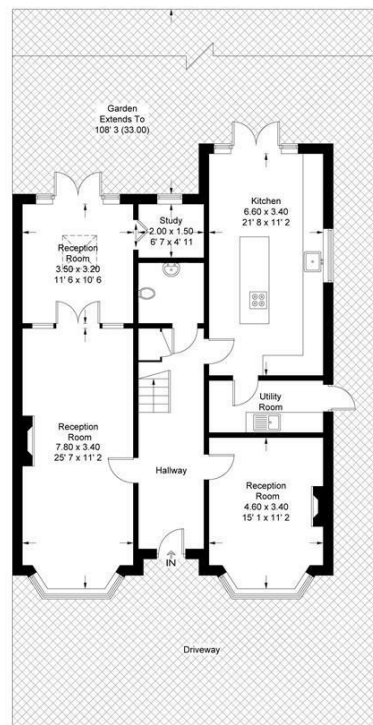
Viewings

Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

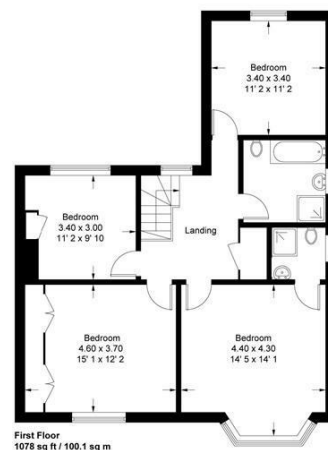
EPC Rating

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			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 2196 sq ft / 204 sq m



Ground Floor
1118 sq ft / 103.9 sq m



First Floor
1078 sq ft / 100.1 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Toxteth House, 66 Malford Grove, South Woodford, E18 2DY Offers In Excess Of £1,650,000

- Characterful double fronted period home
- Substantial plot
- Three receptions and additional study
- Separate utility room & ground floor W.C
- Westerly garden of approximately 130 feet
- Situated in the highly sought after Firs Estate
- Four double bedrooms
- Large kitchen/diner
- Gated parking for multiple vehicles
- 0.7 Miles to both South Woodford and Snaresbrook Stations

66 Malford Grove, South Woodford E18 2DY

Nestled in the highly desirable Firs Estate, Petty Son & Prestwich are delighted to offer for sale 'Toxteth House', a double fronted four bedroom house with an impressive West facing garden in excess of 130 feet.



Council Tax Band: F



The property, believed to have been built in 1920, is situated on the Firs Estate, a quiet, leafy estate bordered by forest land on two sides and made up of impressive period homes. Toxteth House is conveniently located within a short walk of both Snaresbrook and South Woodford Central Line Stations (0.7 Miles), the shopping areas of George Lane and Wanstead High Street, in addition to excellent schooling, including Snaresbrook Preparatory School (0.3 miles), Snaresbrook Primary School (0.5 miles) and Forest School (0.7 Miles).

With generous proportions in abundance, the property begins with an impressive gated frontage leading to a neatly cobbled driveway for multiple vehicles and secure side access. The property is fully alarmed. A welcoming reception hall with exposed floorboards leads you into the first reception room to the right, with a decorative fireplace or, to the left, the second reception room which is in excess of 24 feet in length and has a large working fireplace. From this room double doors open into the property's third reception room with large ornamental skylight and French doors leading to the home's West facing garden; a wonderful space to enjoy throughout the day, taking in the best of the afternoon and late evening sun. The kitchen/diner, fitted with bespoke units, top quality appliances (including Miele and Siemens) and with a huge central island, feature granite work surfaces throughout and dining space. A handy separate utility room provides an additional sink, water softener system, storage units and laundry chute, with a door giving access to the side and rear of the property.

The extensive loft, together with the rear of the property, has potential for development subject to planning permission.

To the first floor a large landing with impressive stained glass window and handy linen cupboard, provides access to four double bedrooms, the principal of which enjoys an en-suite shower room. The family bathroom is large enough to provide a separate shower to bath. To the rear of the home there is an expansive garden of approximately 130 feet, mostly laid to lawn with a rear patio.

EPC Rating: D55
Council Tax Band: F

RECEPTION ROOM
25'7" x 11'2"

RECEPTION ROOM
15'1" x 11'2"

RECEPTION ROOM
11'6" x 10'6"

STUDY
6'7" x 4'11"

KITCHEN
21'8" x 11'2"

BEDROOM
14'5" x 14'1"

BEDROOM
15'1" x 12'2"

BEDROOM
11'2" x 11'2"

BEDROOM
11'2" x 9'10"