

Victoria Road

Approximate Gross Internal Area = 1083 sq ft / 100.6 sq m
 Storage = 39 sq ft / 3.6 sq m
 Summer House = 71 sq ft / 6.6 sq m
 Total = 1193 sq ft / 110.8 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.

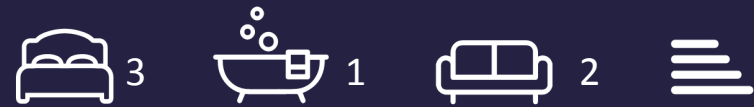


Victoria Road, South Woodford Asking Price £775,000 Freehold

- Period staggered terraced home
- Two receptions
- Contemporary throughout
- Room to extend (STPC)
- 0.2 Miles from South Woodford Central Line Station
- Three double bedrooms
- Spacious kitchen/diner
- Landscaped South/Westerly garden
- Period features and plantation shutters
- Close to good schools

Victoria Road, South Woodford

Petty Son & Prestwich are pleased to offer this very attractive three double bedroom home offering a large South/Westerly garden, three double bedrooms, spacious kitchen diner and room to further extend, a short 0.2 Miles from South Woodford Central Line Station, fantastic schools and shops all within walking distance.



Council Tax Band: E



SOLD BY PETTY SON AND PRESTWICH Petty Son & Prestwich are pleased to offer this very attractive three double bedroom home offering a large South/Westerly garden, three double bedrooms, spacious kitchen diner and room to further extend, a short 0.2 Miles from South Woodford Central Line Station, fantastic schools and shops all within walking distance.

From the outside the house is a pretty exposed brick period home with neatly lined frontage enhanced by the original Victorian tiled pathway leading you to towards the entrance. Once inside, the property offers contemporary accommodation with room to further extend (s.t.p.) allowing space for a family to grow as and when required.

A welcoming entrance hallway boasts black and white Victorian tiled flooring and leads to an elegant reception room featuring a reclaimed period fireplace with gas coal effect fire and large bay window with plantation shutters, leading through to a second reception room which has access to the home's beautifully landscaped garden. The modern kitchen/diner offers a striking white gloss kitchen with black Quartz worktop complemented by white marble flooring, well equipped with oven, microwave, warming drawer, wine fridge, , gas hob, feature crystal effect cooker hood/light/extractor alongside space for a large dresser in the dining area. There are also integrated appliances such as fridge/freezer, washer/dryer and dishwasher. Thanks to the wide sliding window the stunning garden can be enjoyed from the kitchen bringing the outside in.

The first floor provides three double bedrooms and generous family bathroom, most of which benefit from plantation shutters, accessed via split level landing. There is further space to expand the accommodation by way of a loft extension if desired (STPC).

To the rear there is a landscaped South/Westerly garden that benefits from sun throughout the majority of the day into late evening, which offers plenty of entertaining and storage space. Upon exiting the home the bonded resin patio leads to a wide deck with a neatly lined central planted pathway leading to a good sized raised patio with

summer house and storage shed.

EPC Rating: D55
Council Tax band: E

FORMAL RECEPTION ROOM
14'1" x 11'7"

SECOND RECEPTION
11'6" x 9'4"

KITCHEN/DINER
20'6" x 8'11"

BEDROOM ONE
14'9" x 11'6"

BEDROOM TWO
13'6" x 8'11"

BEDROOM THREE
11'7" x 9'5"

SUMMER HOUSE
8'11" x 8'10"

STORAGE SHED
8'10" x 4'5"