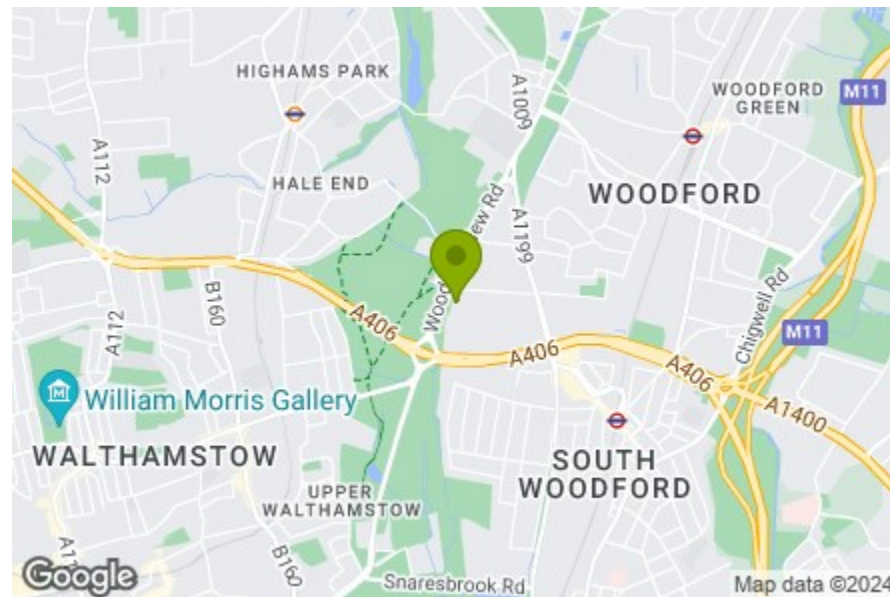




THE STOW BROTHERS

- Reception
10'4" x 12'1"
- Reception
13'7" x 13'0"
- Kitchen
6'11" x 9'0"
- Outside Storage
- Bedroom
13'8" x 10'6"
- Bedroom
13'8" x 10'2"
- Bathroom
- Garden
approx. 58'0" x 14'0"

Total Area (Excluding Outside Storage): 74.0 m² ... 797 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(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	



PEEL ROAD, SOUTH WOODFORD

Offers In Excess Of £550,000 Freehold 2 Bed House - Terraced



Features:

- Victorian Terraced House
- Two Bedrooms
- First Floor Bathroom
- Modernisation Opportunity
- Short Walk To George Lane
- Close To Epping Forest
- Potential For Development (STP)
- Chain Free

Benefiting from easy access to South Woodford, Highams Park and Walthamstow, this spacious two-bedroom Victorian terrace home sits in a fantastic spot on the edge of Epping Forest. There's a spacious garden, first floor bathroom and two reception rooms, plus potential to extend the already 797 square foot property further. It's on the market chain-free too.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll love the sense of space found in this handsome brick fronted Victorian home, but you'll also greatly appreciate having two separate reception rooms when you're looking for a cosy retreat in winter. You're set up well with the rear kitchen and adjoining reception room, which could potentially become one vast living space if you're looking to extend/renovate.

Upstairs you'll find two double bedrooms, as well as a good-sized family bathroom. If you're feeling creative, you'll have a fun time creating your mood boards and planning your dream home.

Outside you'll find your spacious rear garden which is bursting with wonderfully mature foliage, lending colour and an air of seclusion to your outside space.

Beyond your front garden, you'll love how this whole area balances rural charm with urban buzz. You'll enjoy being able to stroll the five minutes to Lokkum, your local lively Turkish fusion restaurant. Down in South Woodford, you've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema, which is a 16 minute walk away

from your home. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

As well its close proximity to Epping Forest, the home benefits from having Churchfields Park on its doorstep, a haven for families and dog walkers. It's all so wonderfully green, you'll easily forget that you're only around 45 mins from the centre of the capital.

WHAT ELSE?

-South Woodford station is one mile away. From here the Central line can take you to Liverpool Street in just 20 mins.

- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area.

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings, it's a pleasant 20 minute stroll across Epping Forest.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened favourite independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

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