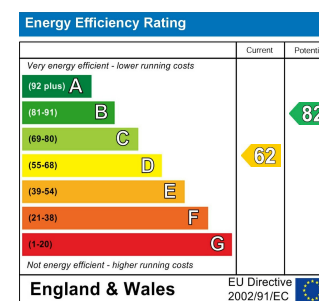




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



## DERBY ROAD, SOUTH WOODFORD

### Offers In Excess Of £1,000,000 Freehold 5 Bed House - Semi-Detached



#### Features:

- **\*\*SOLD BY THE STOW BROTHERS\*\***
- Semi Detached
- Five Comfortable Bedrooms
- Spread Over Three Floors
- Charm & Character Throughout
- Immaculately Maintained
- Premier No Through Road Location
- Moments From Epping Forest

An expertly appointed five bedroom Victorian semi detached, brimming with charm and character across all three original storeys plus an elegantly landscaped garden. You're sat on a sought after no through road here, just moments from Epping Forest.

Kerbside views are as impressive as the rest of this striking property, with the original mouldings still in place on the elegant brick frontage, all topped off by that distinctive dormer window.

**REQUEST A VIEWING**  
0203 3691818

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
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IF YOU LIVED HERE...

You'll be luxuriating among a huge array of highlights. Step inside and you're immediately greeted by whitewashed original timber floorboards underfoot, with smoky stone carpet on the timber staircase rising ahead of you. On your right is the first of several splendid hosting spots, your twenty six foot deep through lounge. Rich, dark vintage hardwood runs underfoot, with ornate cornicing overhead. Dual aspect for plenty of natural light, twin vintage hearths and mantels make for a pair of fine focal points.

To the rear and your open plan kitchen/diner offers another superb sociable spot. In here you have blonde Karndean flooring running the entire twenty seven foot length of the space, with a bay window illuminating the pristine dining area. Your kitchen features opposing flanks of soft green and stone cabinets, with solid timber worktops, oversized Stoves oven and double Dublin sink. Patio doors open to the garden, an artfully arranged, split level blend of patio, curvaceous beds and lawn. There's a handy shed and charming love seat at the end.

Back inside and upstairs for the first set of sleeping arrangements – a pair of sumptuous double bedrooms with the generous 190 square foot principal to the front. Both offer substantial floor to ceiling wardrobes and distinct colour

palettes. Your family bathroom's an immaculately elegant affair, with rainfall shower over the tub, metro tilework and vintage fixtures. There's also a handy extra WC next door. Head upstairs again for the original second storey, offering two skylit sleepers to the rear, plus a lovely dual aspect bedroom to the front.

As noted, this is a rarely available find on one of Woodford's most sought after no through roads. Stroll along your peaceful, tree-lined street and the epic open greenery of Epping Forest is less than five minutes from your new front door. Here you can wander all the way to Highams Park in the North, Hollow Ponds to the South, or simply to your heart's content. All with barely a road in sight. You'll forget you're in London.

WHAT ELSE?

- South Woodford station is around a fifteen minute stroll or five minute bike ride for speedy connections to the City and West via the Central line. Liverpool Street is eighteen minutes direct, Tottenham Court Road twenty seven.
- Parents will be pleased to discover no fewer than fifteen primary/secondary schools rated 'Good' or 'Outstanding' all within a twenty minute walk. The well regarded Bancrofts independent schools are also close by, just a mile and a half on foot, or the shortest of drives.
- South Woodford's social hub of George Lane is a half a mile on foot, home to the art deco Odeon cinema and a wide range of bars, cafes and restaurants.



A WORD FROM THE OWNER...

"We live in a friendly and sociable community just a few minutes walk from the forest where we walk our dog most days, enjoying time out in the peace and quiet of this vast and beautiful space. South Woodford, and neighbouring Woodford Green, has excellent local facilities such as restaurants, bars and cafes, as well as highly regarded schools within walking distance and we are also fortunate to have South Woodford Station a 15 minute walk away for easy access to work and for exploring the City and all that it has to offer.

We have loved living in Derby Road and have many happy memories of this beautiful house, particularly winter evenings in the cosy Living Room in front of the fire, enormous Christmas trees in the bay window, parties in the kitchen and hosting bbqs for friends in the garden, or just relaxing out there with the family. The house will be sadly missed but we feel privileged to have called it home for the last 20 years and to have raised our family here."

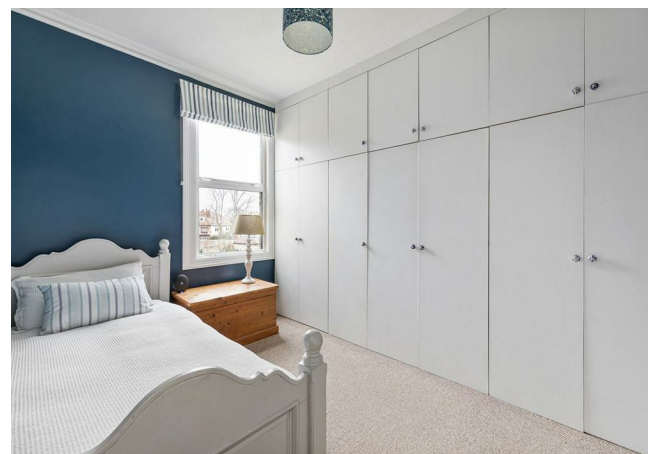
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**Reception**  
11'5" x 14'9"

**Reception**  
9'5" x 11'3"

**Dining Room**  
10'9" x 11'10"

**Kitchen**  
8'10" x 15'8"

**Bedroom**  
15'8" x 11'9"

**Bedroom**  
9'9" x 11'3"

**WC**

**Bathroom**  
8'6" x 7'10"

**Bedroom**  
15'8" x 11'5"

**Bedroom**  
9'9" x 11'3"

**Bedroom**  
8'11" x 11'10"

**Garden**  
approx. 19'6" x 39'10"

**Side Return**  
approx. 9'8" x 30'0"



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