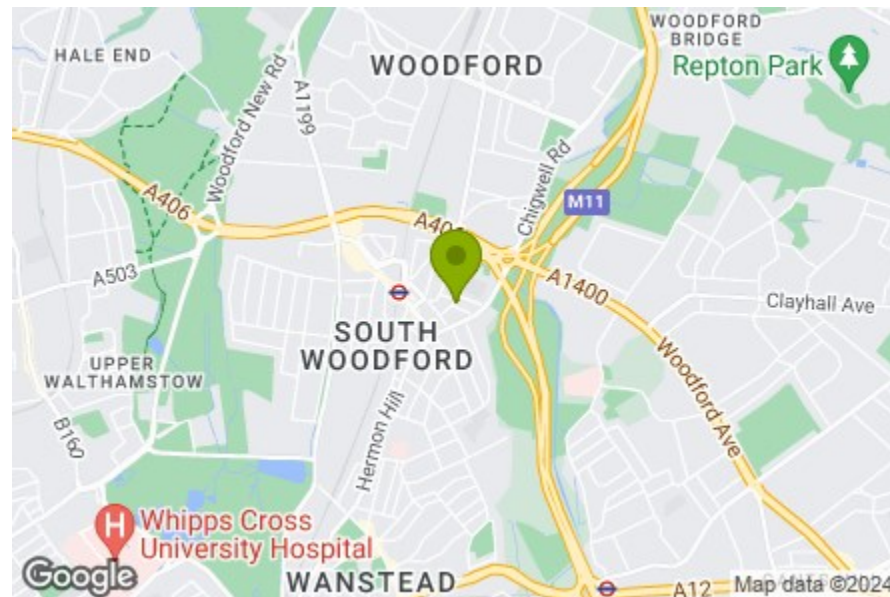




Total Area (Excluding Eaves Storage): 105.3 m² ... 1134 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.

- Reception
11'2" x 13'5"
- Reception
15'6" x 11'6"
- Kitchen / Diner
14'11" x 11'1"
- WC
- Bedroom
15'6" x 13'3"
- Bedroom
8'9" x 11'8"
- Bathroom
6'3" x 7'10"
- Bedroom
9'11" x 15'7"
- Bathroom
5'4" x 5'2"
- Garden
approx. 34'1" x 91'7"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	87
(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	



ASHFORD ROAD, SOUTH WOODFORD Offers In Excess Of £725,000 Freehold 3 Bed House - Mid Terrace



Features:

- Three Double Bedrooms
- Double Bayed Traditional Frontage
- Two Bathrooms
- Loft & Kitchen Extensions
- Ground Floor WC
- Replacement Hardwood Double Glazed Sash Windows
- Chain Free

A grand and stately three bedroom Victorian terrace, artfully extended over three storeys yet still full of original vintage style and character. You have twin bathrooms, a lovely private garden and you're just a short stroll from George Lane.

Zero maintenance and barely overlooked, your rear garden's a mix of patio and gravel, scattered with pots and thriving greenery. It's a splendid outdoor solace.

REQUEST A VIEWING
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0203 369 1818

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IF YOU LIVED HERE...

First stop will be your introductory reception, immediately on your right as you step inside. High gloss hardwood runs underfoot and there're floods of natural light from the bay window. An original black cast iron fire surround sat in a statement green chimney breast adds a fine focal point. Next door and reception two adds a further 150 square feet of sociable space before descending seamlessly to your skylit, open plan kitchen/diner, surrounded by mirror-gloss black cabinets and granite worktops and splashbacks. Patio doors lead out to that lovely garden.

A handy spare WC completes the ground floor. Upstairs your principal first floor bedroom totals just under 200 square feet, with that bright bay window, royal blue statement wall over the bed, soft carpet, bespoke floor to ceiling storage and ebony vintage hearth. To the rear bedroom two's another double, and your bathroom's a true vintage marvel, with marbled tilework underfoot and on the walls, plus an original Victorian clawfoot freestanding tub. Your loft conversion completes things in style, with a tranquil mint green sleeper and en suite shower room.

Outside, and South Woodford's main social hub of George Lane is less than five minutes away. Here you'll find shops, supermarkets and all your day to day amenities, including a fine range of cafes, bars, restaurants and gastropubs. The Railway Bell is an especially bright, welcoming choice. And at the top of George Lane you have the art deco Odeon cinema, just fifteen minutes from your front door. Finally, the bustling High Street of Wanstead Village is just a short stroll away, packed with a further fine choice of lovely restaurants and gastropubs.

WHAT ELSE?

- South Woodford tube station is a mere three minutes on foot for the Central line and direct eighteen minute runs to Liverpool Street, putting the City less than a half hour away door to door. Stratford is just a ten minute ride, for Crossrail and a whole host of further underground and overground destinations.
- Parents will be pleased to find five 'Outstanding' schools all less than a mile from your new home. Another five are rated 'Good' and just as close.
- Roding Valley Park starts just three minutes from your front door, ideal for morning jogs or evening strolls. Alternatively, the endless greenery of Epping Forest is also within easy walking distance.



A WORD FROM THE OWNER...

"We moved to South Woodford nearly 25 years ago and have loved living here. We will miss many things about it when we go including all the great local amenities, closeness to the Tube and other transport links. We have made many happy memories in our home over the years and will miss it when we have gone. Ashford Road is a really friendly street and South Woodford a fantastic neighbourhood."

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