



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	

GROVE HILL, SOUTH WOODFORD Offers In Excess Of £1,100,000 Freehold 5 Bed House - Semi-Detached



Features:

- Semi Detached Victorian House
- Five Bedrooms (Four Doubles)
- Three Bathrooms
- Multiple Living Spaces
- Driveway
- Stunning Character & Period Features
- Fantastic Potential for Development (STP)
- Ample Storage Including Cellar
- Prestigious Location Within South Woodford
- Close To Amenities/Train Station & Epping Forest

An immense, ornate five bedroom, three bathroom Victorian semi detached family home, brimming with original features and sat on a covetable, tree-lined street just moments from South Woodford's George Lane and a short stroll from Epping Forest.

Already artfully extended across three storeys with a wraparound conservatory to the rear, you still have plenty of scope for further development here (subject to the usual permissions) making this is a home that can grow with you.

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IF YOU LIVED HERE...

You'll be luxuriating in more than 2000 square feet of living space, all blessed with high ceilings, generous room sizes and ornate original features of the period. The first of your wealth of reception spaces is on the left as you enter, an enormous 165 square feet, with a glorious oversized box bay window to the front, richly restored original floorboards underfoot and a striking ebony fireplace set in the ornate original hearth.

Next door your second reception makes for a splendid study, with bespoke timber fitted desks. Moving on, the first of your three bathrooms is home to a dedicated shower cubicle with brass fittings and trim, while your third reception space is a vast 200 square feet, with rich vintage finishing and plenty of natural light from the wraparound conservatory to the rear. A splendid spot to enjoy your garden all year round. Step out here for a pristine brick patio gives way to a lush length of lawn, surrounded by thriving, colourful beds and foliage.

Back inside, and follow your conservatory round to your kitchen, where your ground floor's completed by twin flanks of smart white cabinets below timber style counters, with banks of smoky skylights overhead. Upstairs now, where your principal bedroom comes in at an expansive 225 square feet, with a beautiful original tiled hearth set into a marbled mantel, with a wealth of

integrated, floor to ceiling storage and floods of natural light. Your three remaining first floor sleepers are all similarly styled, ranging from sixty to 140 square feet.

Your family bathroom completes the storey, immaculately appointed in fine style with vintage suite including a timber panelled tub, brass fixtures and fittings and a striking mix of wallpaper and tiling. Upstairs again, and your 130 square foot, dual aspect second storey bedroom completes the sleeping arrangements, and comes with a wealth of extra eaves storage to complement your massive cellar below. Finally your third bathroom is a smart, skylit affair with power shower.

WHAT ELSE?

- Outside and, as noted, you're just moments from the social hub of George Lane with a fine choice of shops, bars and restaurants. South Woodford tube is less than a half mile on foot, for speedy connections to the City and West End via the Central line.

- Parents will be pleased to find ten primary/secondary schools all rated 'Outstanding' or 'Good' by Ofsted, all within an easy twenty minute walk.

- You have a large driveway to the front and drivers can be on the arterial North Circular in just five minutes.



A WORD FROM THE OWNER...

"We purchased our home in September 1985. It took us almost two years to find No.33, but the search was worthwhile. We've had 39 great years. In the early years, we did continue to look occasionally at other properties. Each time we did so, we returned home realising what a gem of a home we already had. The house itself is full of period features including fireplaces and ceiling cornice. We were able to develop the property further by extending sideways (galley kitchen), upwards (attic conversion) and to the rear (conservatory). In doing so we were always conscious of the need to protect and enhance the period features of the house whilst building on the accommodation. Grove Hill is well served with key amenities including nearby tube and buses, plus schools, GP surgeries, dentists, hospitals, supermarkets as well as restaurants, cafes and bars. In addition, from the top end of Grove Hill, there is easy access walking or cycling south towards the Flats or north deeper into the Forest. It'll be a wrench to leave but leave we must. It's time for a new family at No.33."

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Reception Room
11'10" x 14'1"

Reception Room/Study
9'9" x 11'5"

Shower Room
7'7" x 4'11"

Reception Room
11'7" x 19'4"

Kitchen
6'9" x 17'5"

Conservatory
19'6" x 14'11"

Cellar
16'1" x 29'5"

Bedroom
16'4" x 14'0"

Bedroom
10'0" x 11'5"

Bedroom
8'5" x 7'5"

Bathroom
8'5" x 4'6"

Bedroom
11'8" x 11'8"

Shower Room
6'8" x 5'1"

Bedroom
7'11" x 17'5"



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