

## WOODVILLE ROAD, SOUTH WOODFORD

### Offers In Excess Of £600,000 Freehold 3 Bed House - Semi-Detached



#### Features:

- Semi Detached House
- Three Bedrooms
- Two Bathrooms
- Extended Kitchen
- Very Close To Oakdale Infant School
- Short Walk To Tube Station
- Peaceful Residential Location
- Chain Free

A three bedroom, two bathroom semi detached family home, with a wealth of sociable space, private rear garden and developmental potential. Set in leafy Woodford, you're just a third of a mile on foot from the local social hub of George Lane.

With your loft space so far unexplored, you have scope here to follow in the footsteps of your neighbours and add your own whole new storey (subject to the usual permissions).

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0203 3691818

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

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hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

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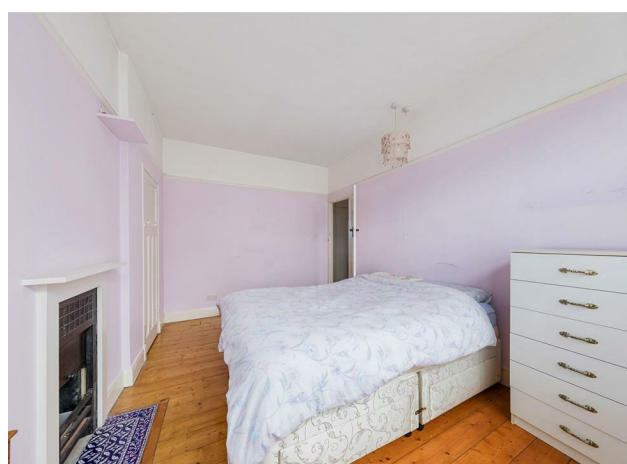
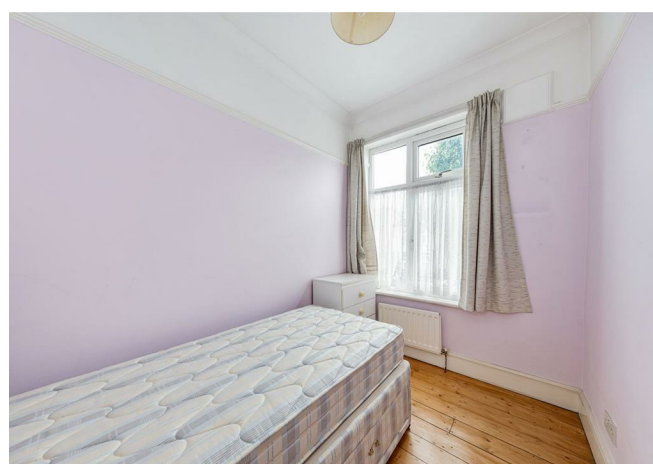
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#### IF YOU LIVED HERE...

First stop will be your 160 square foot front lounge, brimming with character and original features from the immaculately restored original timber floorboards underfoot to the imposing ornate mantelpiece and vintage hearth. Next door reception two is laid open to your kitchen/diner, featuring a similar simple cream paintjob up to the picture rail, and another vintage feature fireplace.

Your ground floor's completed by your kitchen, a neat affair with smart timber cabinets and quartz style worktops, plus the first of your twin bathrooms, dressed in white with power shower. Upstairs and your principal sleeper comes in at more than 150 square feet, with original floorboards and hearth, and a tranquil violet colour scheme. Bedrooms two and three are similarly styled, while your second bathroom completes things with a vivid backdrop of striking blue patchwork tiles.

Outside you have an ideal blend of town and country, with the open greenery of Roding Valley Park just a third of a mile on foot, freeing up miles of woodlands and greenery for you to explore.

Just as close in the other direction is the social hub of George Lane, with all your day to day amenities on hand, plus a good choice of cafes, bars and gastropubs. Here's also where you'll find South Woodford tube, for direct Central line links to the City and West End.

#### WHAT ELSE?

- The Central line will get you to Liverpool Street in just eighteen minutes and Tottenham Court Road in twenty seven.
- Don't forget your garden, a reassuringly zero maintenance courtyard surrounded by timber fencing and home to a handy shed. Plenty of scope out here for pots, pergolas and picnic benches.
- Parents will be pleased to find nine primary/secondary schools, all rated 'Outstanding' or 'Good', less than a mile away from your new front door, including Oakdale Infants, literally one moment away on foot.



#### A WORD FROM THE OWNER...

"We've had 20 excellent and memorable years here. We've watched our grandson grow up in the 2 really good schools across the road and we've enjoyed many walks in the parks easily within 5 mins reach. The local pub is The Railway Bell which always has a welcoming feel to it, and Woodford High St, full of independent restaurants and shops, has provided us with bustling local night life and convenient amenities. Being only 5 mins walk from South Woodford Central Line station means the journey to work has been easy, and for secondary schools the excellent bus/transport links have been brilliant."

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**Reception Room**

14'4" x 11'7"

**Bedroom**

14'4" x 10'6"

**Reception Room**

14'2" x 9'3"

**Bedroom**

14'2" x 10'6"

**Kitchen/Reception Room**

23'5" x 15'10"

**Bathroom**

10'2" x 6'5"

**Bedroom**

9'2" x 6'5"

**Garden**

39'4"



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