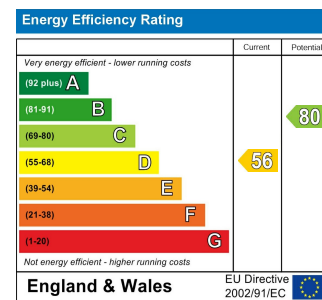
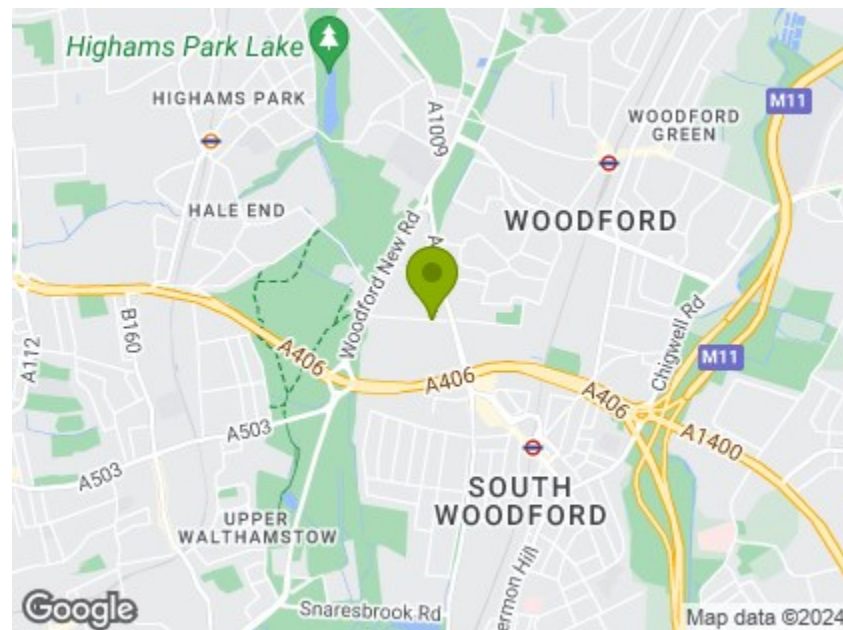




Total Area: 138.7 m² ... 1493 ft²

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.



BUCKINGHAM ROAD, SOUTH WOODFORD

£2,800 Per Calendar Month
 4 Bed House



Features:

- Four Bedroom House
- Lounge Throughout
- Kitchen Diner
- Private Garden
- Double Bedrooms
- Two Bathrooms
- Driveway
- Minimum 12 Months Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400

This stunning three storey four bedroom semi detached house has been completely renovated to a very high standard. It's in a great location close to the shops and station in South Woodford and the many surrounding green spaces.

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

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
 0208 520 3077

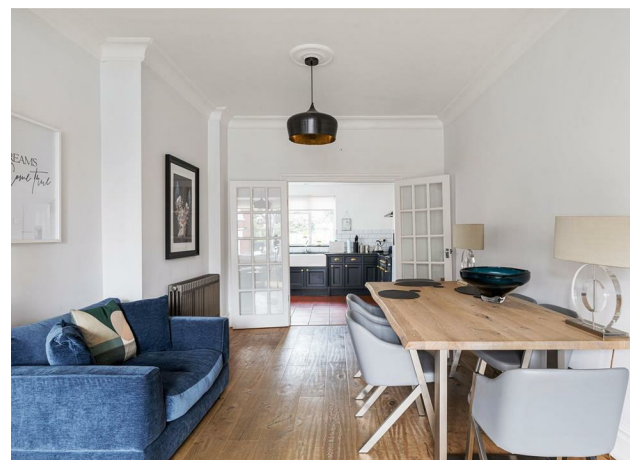
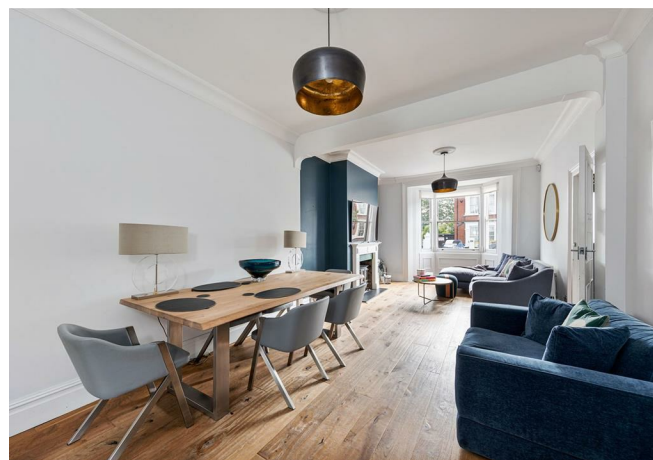
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 0203 3691818



IF YOU LIVED HERE

You'd have almost 1,500 square feet of space over three floors, and a lovely garden with side access. There are two main living spaces on the ground floor, a large living room (originally two rooms) and a kitchen. The main ground floor living room is over 23 feet long and has elegant proportions, with a large bay window and a wood-burning stove in the front section, and a large dining area with glazed double doors to the kitchen at the rear. The large, square kitchen is fitted with Shaker-style floor cabinets and a Belfast sink and has freestanding appliances including a fridge freezer, dishwasher, and range cooker. It has a window above the sink with garden views and a glazed door that opens onto the garden terrace. There's also a shower room on this floor. The first floor is home to the main bedroom and family bathroom, both of which are unusually spacious. The main bedroom (currently used as an additional living room) is a stunning 17'7" by 14'5" space with a large bay window and original features including panelling, cornicing, a picture rail, and an ornate original tiled cast-iron fireplace. The bathroom, which measures 11'9" by 12'6",

has smart grey floor and wall tiles, a contemporary bath, a large walk-in shower, a double sink with mirrors above, and a heated towel rail. It also has a large opening sash window. There are three further double bedrooms on the second floor. The largest of these is at the rear of the property, with garden views, and the other two have street views. The rear garden has a paved terrace adjacent to the house that's great for outdoor entertaining, a central lawn with planted borders, and a raised deck at the end with a garden shed.

WHAT ELSE?

- You're literally moments from the shops, cafes, restaurants, and entertainment venues along the High Road and popular George Lane, with its eclectic range of independents, cinema, and high street stores.
- There are plenty of green spaces nearby, from local parks (Churchfield Recreation Ground and Elmhurst Gardens) to the many acres of Epping Forest less than half a mile from your door.
- It's just a short walk to South Woodford station on the Central Line, which



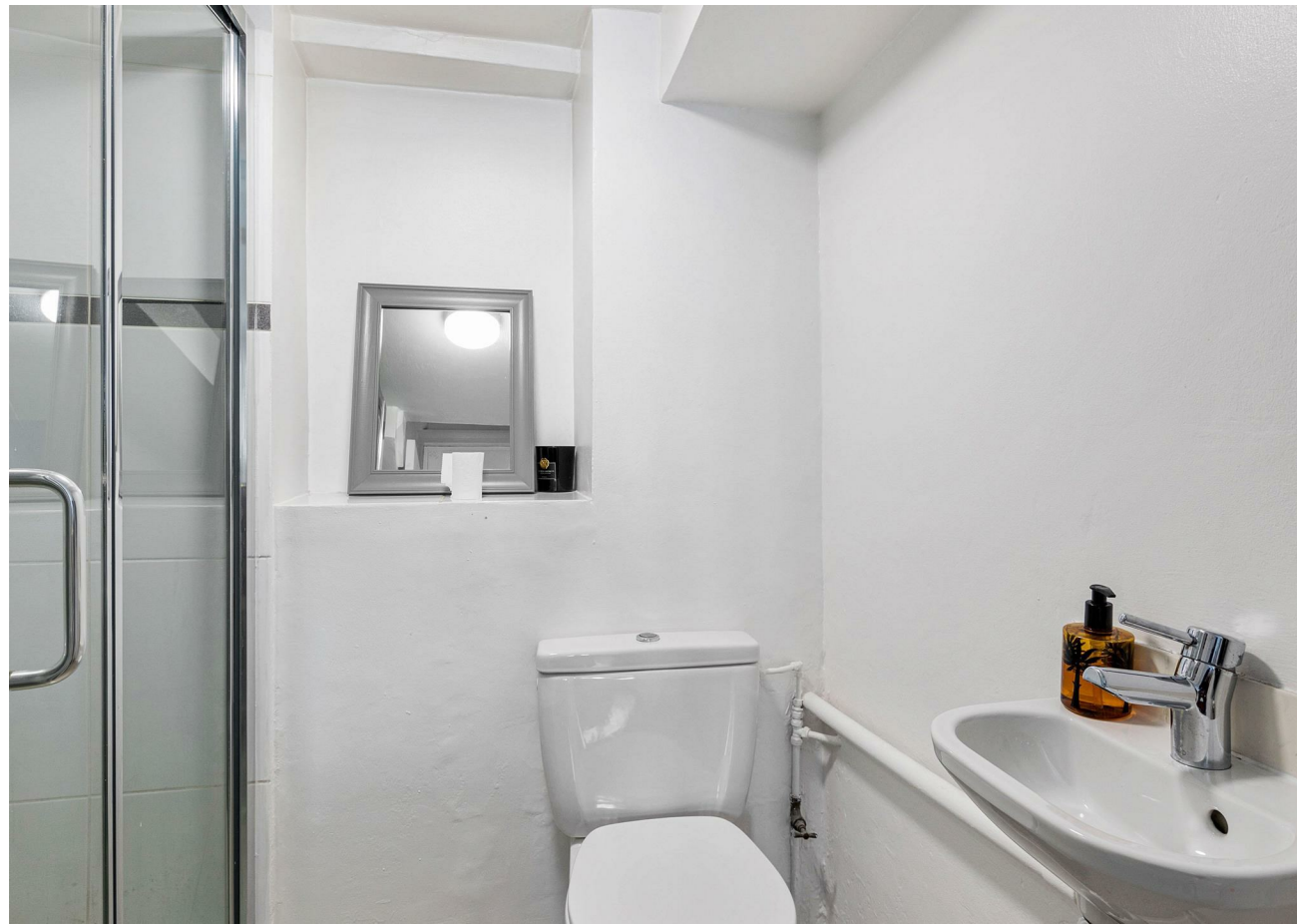
A WORD FROM THE EXPERT...

"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, Sainsbury's, 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 restaurant Sakura, and the award-winning Indian Grand Trunk Road. 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."

BEN CHARLETON
E18 SENIOR ADVISOR

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Reception
11'6" x 13'9"

Bathroom
11'8" x 12'5"

Reception
11'6" x 12'5"

Bedroom
8'5" x 12'4"

Bathroom
6'3" x 6'2"

Bedroom
8'8" x 12'4"

Kitchen / Diner
17'3" x 8'11"

Bedroom
11'7" x 12'6"

Bedroom
17'6" x 14'5"



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