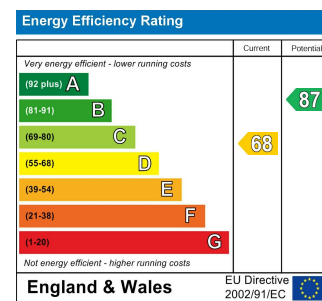
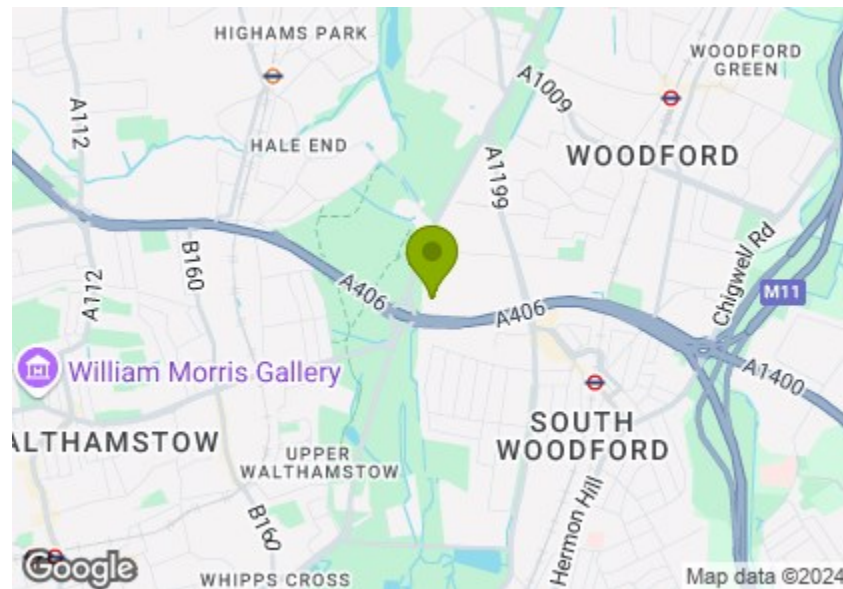


Total Area: 79.8 m<sup>2</sup> ... 859 ft<sup>2</sup>

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.



## PEEL ROAD, SOUTH WOODFORD

### Offers In Excess Of £625,000 Freehold 3 Bed House - Terraced



#### Features:

- Victorian Terraced House
- Three Bedrooms
- Upstairs Bathroom
- Driveway
- Period Features
- Well Presented
- Close to Epping Forest
- 15min Walk to George Lane

An elegantly appointed and plentifully spacious three bedroom Victorian terrace, finished throughout in a tasteful balance of vintage style and contemporary character. You have a large rear garden and Epping Forest is on your doorstep.

There's scope for further development here too, with your loft space untouched you can potentially add your own whole new storey, as some of your neighbours have done (subject to the usual permissions).

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#### IF YOU LIVED HERE...

You'll have the classic Victorian arrangement bought strikingly up to date. Your first reception room is a healthy 125 square feet, with the box bay window and high ceilings complemented by gloriously restored timber floors. These continue into reception two, a dedicated dining room giving onto your bright kitchen, finished in flanks of cream cabinets with smoky grey floors and pale turquoise letterbox splashbacks.

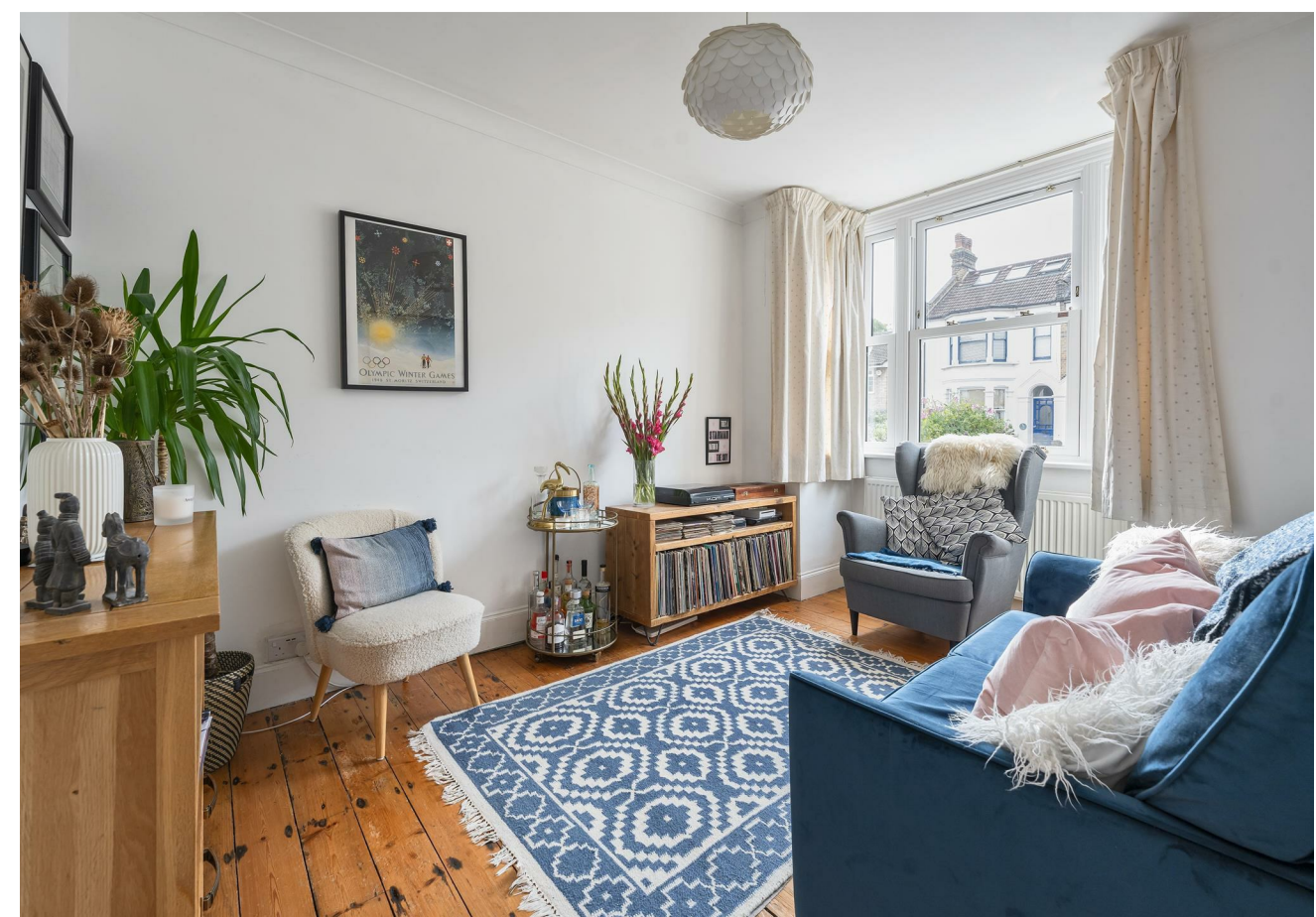
Your garden's accessible from both dining room and kitchen, pristine patio giving way to a generous length of lawn running between timber fencing and screening greenery. There's a second patio at the end, plus a handy shed. Upstairs your first two bedrooms are substantial doubles, plus you have a generous single to the rear, each sleeper finished in its own characterful colour palate. Finally your family bathroom features a smart white suite and sky blue letterboxes from tub to ceiling.

Outside and, as noted, endlessly explorable Epping Forest is just three minutes' walk from your new front door, the woodlands and open greenery ideal for morning runs, evening strolls or just

exercising furry friends. You can venture all the way to Highams Park Lake in the North, Hollow Ponds to the South, or simply to your heart's content. Alternatively, George Lane and South Woodford tube are just fifteen minutes on foot.

#### WHAT ELSE?

- Your local social hub, George Lane is home to all your day to day amenities, as well as a range of bars, restaurants and cafes, not to mention the art deco Odeon cinema.
- Parents will be pleased to find four 'Outstanding' primary schools and one 'Outstanding' secondary, all less than a twenty minute stroll from your new home.
- South Woodford tube will get you directly to the City and West End via the Central line. You also have private parking, and drivers can be on the North Circular in less than ten minutes.



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

"We have lived in our South Woodford home for nearly 20 years, originally moving from Bethnal Green in search of more space, both inside and out.

We knew little about E18 before moving here, but we quickly fell in love with the area. Epping Forest is just across the road from Peel Road, offering endless opportunities for outdoor activities. Turn left, and you'll reach Hollow Pond, where you can enjoy rowing or simply relax by the water. Turn right down the wooded path, and you'll find Highams Park Lake, a picturesque spot for walks and watching wildlife.

The Church End estate has a real sense of community, and we've made lifelong friends on our street. Easy tube access to central London, a thriving eclectic high street and the green space of the forest makes E18 a great place to make your home."

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**Reception**  
9'6" x 12'11"

**Storage**

**Reception**  
12'11" x 10'2"

**Kitchen**  
8'1" x 12'5"

**Bedroom**  
12'11" x 10'9"

**Storage**

**Bedroom**  
9'9" x 10'2"

**Bathroom**  
4'10" x 6'11"

**Bedroom**  
8'0" x 5'2"

**Garden**  
approx. 46'1" x 13'11"



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