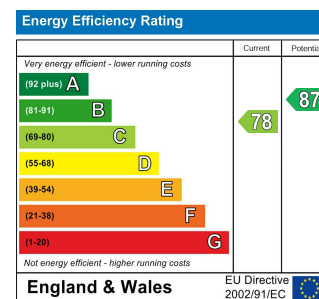
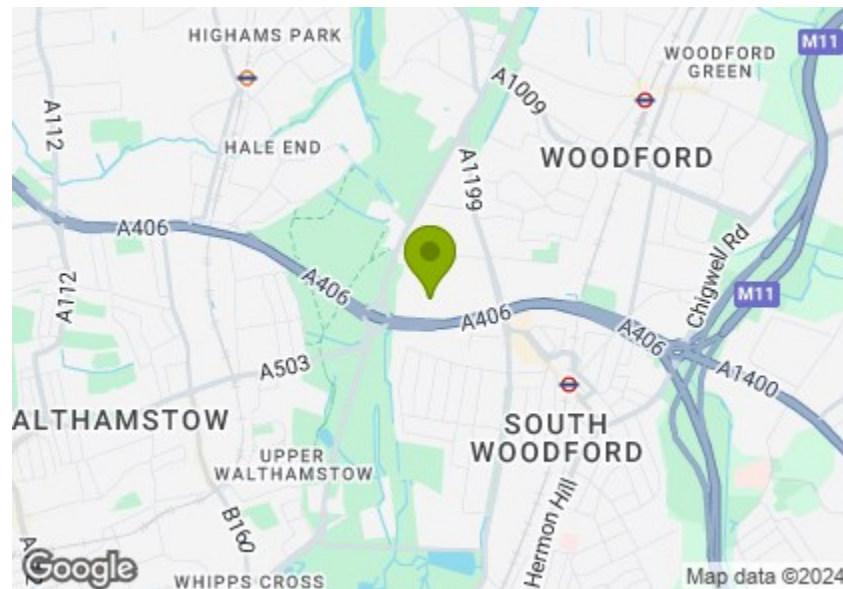




Total Area: 129.0 m<sup>2</sup> ... 1389 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## CARNARVON ROAD, SOUTH WOODFORD

### Offers In Excess Of £800,000 Freehold 4 Bed House - Terraced



#### Features:

- Victorian Terrace
- Driveway
- Four Bedrooms
- Three Bathrooms
- Wraparound Kitchen Extension
- Double Loft Converted
- Fully Refurbished With Underfloor Heating
- Short Walk To Epping Forest

An immaculately developed four bedroom, three bathroom family home packed with luxurious touches across all three storeys and more than 1300 square feet. You're enviably located too, with George Lane and Epping Forest both within easy reach.

Designer highlights are everywhere, with a brightly skylit wraparound kitchen extension, underfloor heating and elegantly landscaped rear garden.

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0203 369 6444

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

**E18 & IG8**  
hello18@stowbrothers.com  
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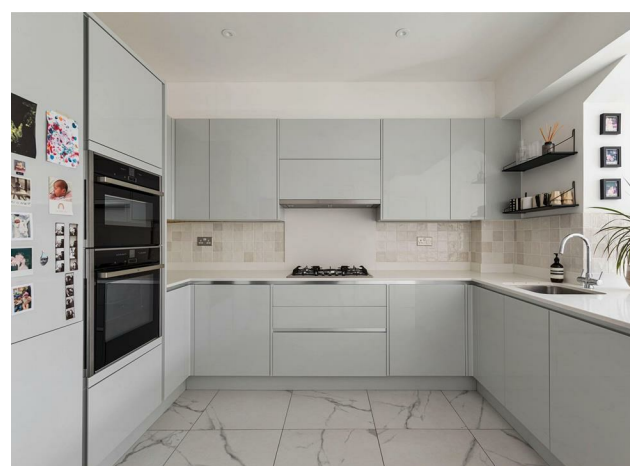
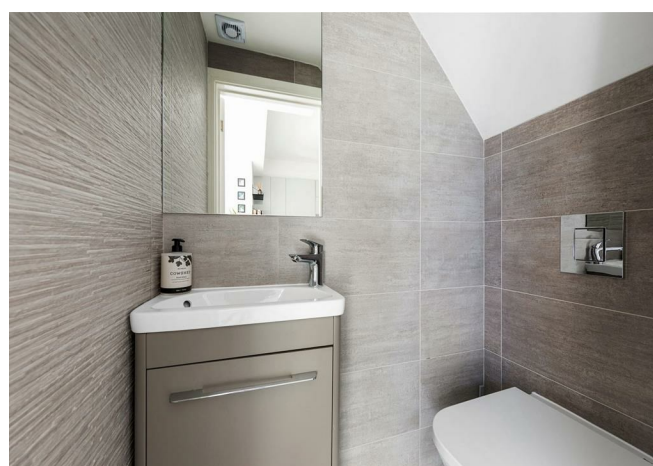
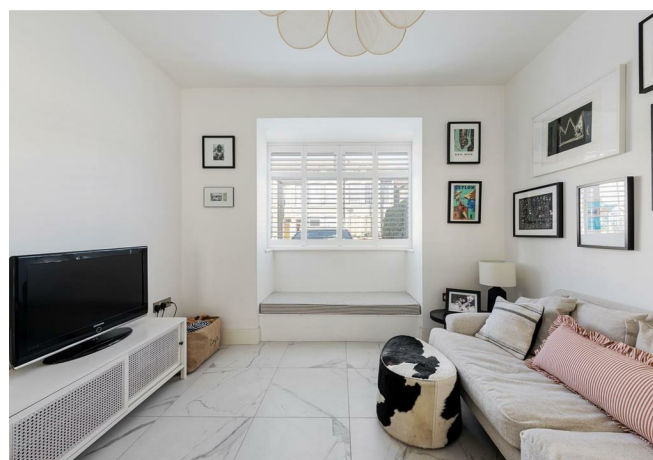
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### IF YOU LIVED HERE...

Everything starts in your front reception, a box bay windowed confection of oversized marbled floor tiling, pristine white walls and a covetable love seat. That large format flooring continues in your kitchen next door, decked out in sleek and seamless pale stone cabinets, home to high end integrated appliances and chunky white countertops. It's all laid open to your vast, 250 square foot dining room, brightly lit by twin skylights and a rear wall of bifolding patio doors.

Throw these back to bring the outside in and step into your inviting rear garden, with a smart patio bordering a lush length of lawn, secluded seating areas at both ends, flourishing planters and a handy shed. Upstairs, your principal bedroom sits to the front, 150 square feet with bistro shutters, a flank of floor to ceiling wardrobes and a chic en suite shower room. Next door your family bathroom and second sleeper are just as stylish. Upstairs, your double loft conversion adds two more double bedrooms, one brightly skylit with another boutique en suite.

South Woodford's social hub of George Lane is just half a mile on foot, for a fine range of independent bars, cafes and restaurants. Plus the much loved art deco Odeon cinema. Here's also where you'll find a choice of supermarkets and all your day to day amenities. Just as close in the other direction you have the vast expanse of Epping Forest. Endlessly exploreable, here you can wander to Highams Park in the North, Wanstead Flats in the South, or simply to your heart's content. A great spot to have on your doorstep.

### WHAT ELSE?

- South Woodford tube is around a fifteen minute walk and will get you directly to Liverpool Street and the City in just eighteen minutes via the speedy Central line. Tottenham Court Road, for the West End, is just nine minutes further.
- Parents will be pleased to find nineteen state and independent, primary and secondary schools all within an easy twenty minute walk. The highly regarded Churchfields junior and infant schools are just ten minutes around the corner.
- You have a private driveway for off street parking. Drivers can be on the arterial North Circular in less than five minutes.



### A WORD FROM THE OWNER...

"We love living in South Woodford. It has everything right on the doorstep and offers a leafy village vibe with new cafés, restaurants and bars always popping up. We're just on the edge of Epping Forest, a 5-minute walk to Gail's, M&S, Waitrose, and more—and less than 15 minutes to the tube station. It's super easy to get into the city or escape into nature, whichever we're in the mood for.

There are several Ofsted Outstanding schools and nurseries within a 5-mile radius, including Forest School, Bancroft, St Aubyn's, and Churchfields, and plenty of kids' clubs and activities too.

The house itself is bright and sunny, with a colourful garden where we love to enjoy a sunowner. In the winter, the underfloor heating keeps things warm and cosy. Plenty of storage, a garden shed, a private parking spot, and on-road parking make it as practical as it is inviting."

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**Reception Room**

12'3" x 11'0"

**Kitchen**

11'8" x 11'3"

**Dining Room**

17'10" x 14'0"

**Bedroom One**

14'6" x 11'0"

**Bedroom Two**

12'11" x 12'4"

**Bedroom Three**

10'11" x 8'5"

**Bedroom Four**

10'9" x 8'3"

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