

## PELHAM ROAD, SOUTH WOODFORD

### Offers In Excess Of £900,000 Freehold 3 Bed House - Mid Terrace



#### Features:

- Stunning Three Bedroom Victorian Terrace
- Brick Fronted & Double Bayed
- Cellar
- Great Size Bedrooms
- Exquisite Kitchen With Island Unit
- Vast Charm & Character Throughout
- Short Walk To South Woodford Tube
- Potential For Loft Extension

An exquisitely appointed three bedroom Edwardian terrace, artfully developed with a superb blend of vintage features and modern designer style. You have the generous room sizes of the period, plus South Woodford station just four minutes on foot.

So much love and expertise has already been poured into this property, but with the loft space so far unexplored you have scope for further development still. Potentially following in the footsteps of your neighbours and adding your own whole new storey.

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### IF YOU LIVED HERE...

Jaw dropping highlights will be everywhere. Let's start in your 250 square foot through lounge, where rich blonde herringbone hardwood runs underfoot, complemented by deep ocean blue walls. Natural light flows in through the bistro shuttered bay window and an immaculately preserved original hearth surrounded by vintage tiling makes a superb centre piece. Dual aspect, designer lighting sits in original ceiling roses and recessed spotlights glimmer overhead.

Next door your open plan kitchen/diner is every bit as covetable. Copper fittings glimmer in dark, navy blue cabinets, complemented by chunky quartz worktops and a large Dublin sink. You have more herringbone hardwood underfoot and a substantial breakfast bar and chef's island takes centre stage below artful pendulum lighting, while a bank of bifolding patio doors open everything up to your garden.

Step out here to find everything just as thoughtfully finished as the interior. A raised patio descends to a lush, lengthy expanse of lawn between pristine timber fencing, with raised planters running down one flank. It all ends in a secluded timber deck, a perfect coffee spot overhung by mature greenery. Back inside and your ground floor's completed by a handy cloakroom dressed

in dark grey and metro tilework.

Upstairs and your sleeping arrangements are every bit as salubrious. Your principal bedroom to the front is a substantial 160 square feet, with a bistro shuttered bay window, soft smoky grey carpet, matching paintjob and floor to ceiling wardrobes either side of the chimney breast, itself home to an immaculate vintage hearth. Quite the space. Bedrooms two and three are also solid doubles, similarly stylish, while your family bathroom is resplendent with freestanding clawfoot bathtub and walk in rainfall shower in onyx trim.

### WHAT ELSE?

- Outside and, as noted, it's under five minutes on foot to South Woodford station for speedy, direct Central line connections to the City and West End. If you're staying local then George Lane is just past the station for a fine choice of cafes, bars and restaurants.
- Your 250 square foot cellar makes for another fine spot for further development. Possibilities down here are endless from a home gym to office to guest accommodation.
- Local schools are literally outstanding with five rated 'Outstanding' by Ofsted all less than a mile away on foot. A further four are deemed 'Good'.



### 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, Sainsburys, 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 takeaway Sakura, and newly opened independent cafe Bobo & Wild. 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. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON  
E18 ASSISTANT MANAGER

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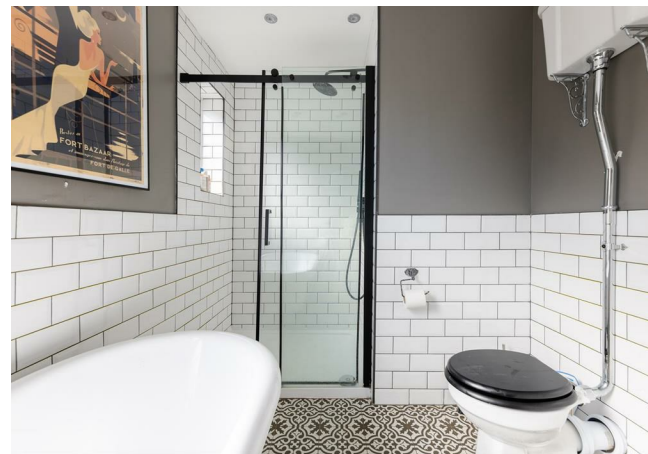




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**Reception Room**  
11'5" x 22'11".22'11"

**Kitchen**  
10'2" x 17'9"

**Bathroom**  
6'11" x 10'9"

**Bedroom**  
15'0" x 11'5"

**Bedroom**  
10'3" x 9'10"

**Bedroom**  
9'2" x 11'5"

**Cellar**  
11'9" x 22'6"

**Garden**  
49'2"



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