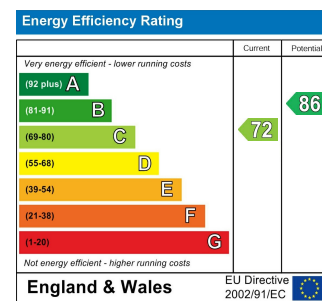
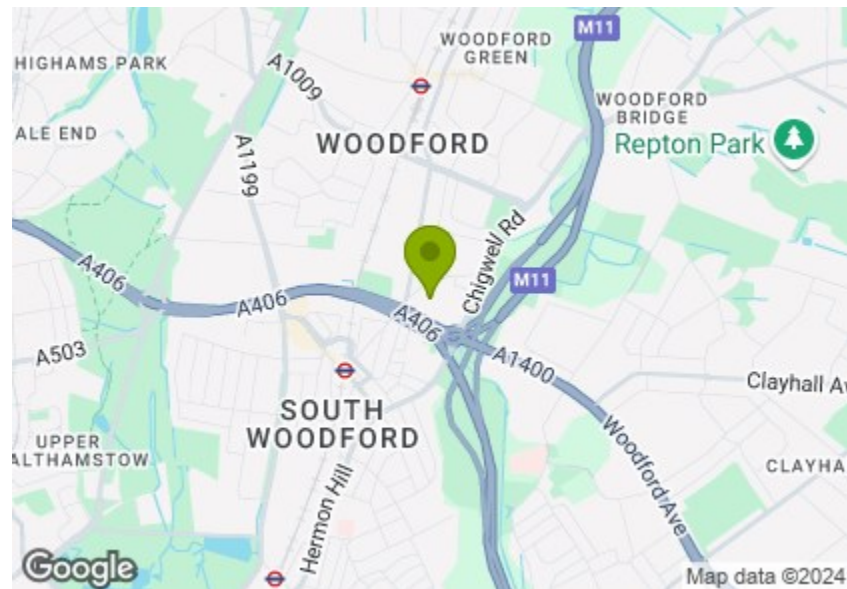


Total Area: 135.3 m² ... 1457 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



CRESCENT ROAD, SOUTH WOODFORD

Offers In Excess Of £750,000 Freehold 3 Bed House



Features:

- Victorian Terraced Home
- Three Double Bedrooms
- Extended, Open Plan Kitchen/Diner
- Lovely Period Features
- Brick Fronted
- Beautifully Finished Throughout
- Downstairs WC
- Short Walk To George Lane

An immaculate, three double bedroom, Victorian family home, with a fantastic open plan, extended ground floor living space. Stylishly decorated, retaining many original features and all just moments from George Lane and Roding Valley Park.

It's only ten minutes on foot to South Woodford station, where the swift and efficient Central line will take you through to Liverpool Street in twenty one minutes and Oxford Circus in half an hour.

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IF YOU LIVED HERE...

Your ground floor has a wonderful open plan arrangement, starting with two generous reception rooms, both featuring ornate vintage fireplaces. Original timber floorboards flow underfoot and a bright bay window fills the space with light. Continuing through to your 365 square foot kitchen diner, you'll find a dramatic exposed brick wall with a row of skylights overhead, facing onto your classic yet contemporary kitchen. Your large, timber topped, central island features a handsome Belfast sink, there are plenty of immaculate pale grey cabinets and you've a sleek, integrated chef's oven with gas hob and extractor hood.

Strolling across the smooth hardwood flooring, and under another triple set of skylights, you'll pass through the dining area and open double doors onto a huge patio with plenty of space for outdoor entertaining and relaxation. To the rear, there's a sizeable raised stretch of lawn that's surrounded by well kept borders and planters. Back inside at the end of your entrance hall, you've a convenient ground floor WC, utility area and extra storage space at the base of the stairs. Heading up to your first floor, you'll find your 175 square foot principal bedroom to the front of the landing, with another elegant ebony hearth and a set of custom made wardrobes on either side.

Up here, you have two more handsome double bedrooms. The second sleeper comes with another of those beautiful vintage fireplaces and the third has peaceful garden views. In between the two bedrooms you'll find a sizeable, stylish family bathroom, immaculately decorated in pristine white, with mosaic flooring and brickwork

plashbacks and wall tiles. A chrome heated towel rail keeps things cosy and the modern white suite is finished off perfectly with a refreshing rainfall shower over the tub.

Your new home is just moments away from lush, green Roding Valley Park, home to South Woodford Cricket Club and Wanstead Rugby Football Club. If you fancy exploring on foot or by bike then we'd recommend following the riverside paths North into the dense woodlands of Epping Forest or South to Wanstead Park. It's also only a ten minute stroll over to George Lane, where you'll find some great cafes, restaurants and bars. At family friendly Cucina Bettina, you can feast on lovingly prepared authentic Italian cuisine. Or take a break with a delicious burger and a pint in the patio garden of your new local, The Railway Bell.

WHAT ELSE?

- On rainy days, the whole family will be entertained at the art deco South Woodford Odeon. With seven screens showing the latest releases, all less than a mile from your front door.
- Parents will be delighted to know that there are thirteen primary and secondary schools within a mile of your home. Including three independent schools, Stradbroke, Snaresbrook Prep and St Aubyn's.
- In an easy two minute drive, you'll be out on the arterial North Circular motorway. Providing you with excellent road connections to the rest of London and the East coast.



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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Reception
12'9" x 13'9"

Bedroom
15'10" x 11'9"

Reception
10'7" x 11'9"

Bedroom
10'11" x 11'1"

Kitchen / Diner
15'10" x 23'11"

Bedroom
10'5" x 11'9"

Bathroom
6'7" x 6'11"

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