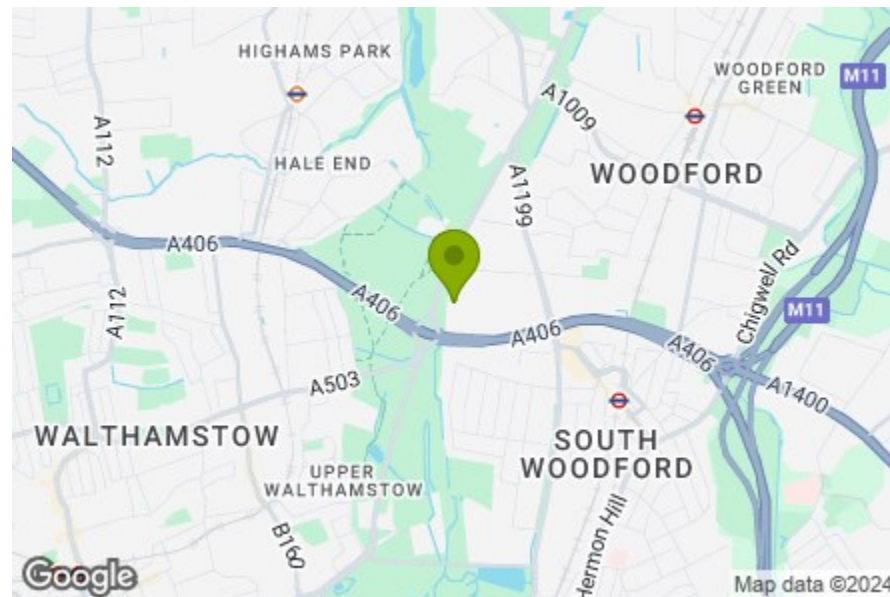


Total Area: 83.7 m² ... 901 ft²
All measurements are approximate and for display purposes only.

- Reception
12'6" x 10'4"
- Reception
13'8" x 9'10"
- Kitchen
14'5" x 8'2"
- Bedroom
13'8" x 12'6"
- Bedroom
13'8" x 9'9"
- Bathroom
10'10" x 8'2"
- Garden
39'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PEEL ROAD, SOUTH WOODFORD

Offers In Excess Of £500,000 Freehold 2 Bed House - End Terrace



Features:

- Victorian End of Terrace House
- Two Double Bedrooms
- Upstairs Bathroom
- Period Features
- Driveway
- Moments to Epping Forest
- Fantastic Potential for Refurbishment
- 10min Walk to George Lane's Amenities

Benefiting from easy access to South Woodford's fantastic amenities and transport links, as well as the sprawling woodlands of Epping Forest, this two-double-bedroom Victorian end-of-terrace home offers a ripe opportunity for refurbishment. Existing highlight include the leafy garden, driveway, first floor bathroom, two reception rooms and plenty of period features.

REQUEST A VIEWING
0203 3691818

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
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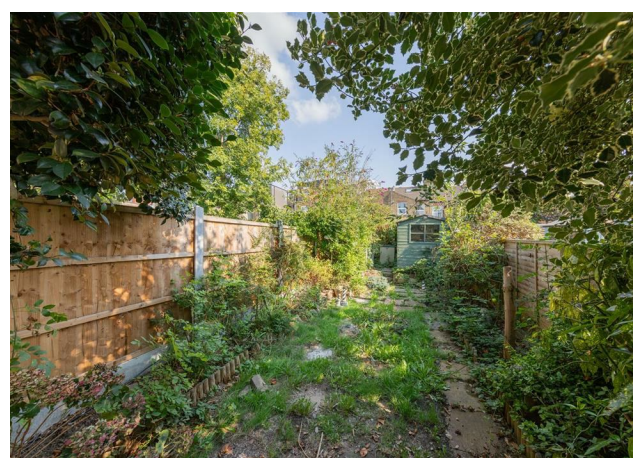
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0208 520 3077

New Homes
newhomes@stowbrothers.com
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0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

You'll love the Victorian roots of this home, with its charming features and layout. The fact that you have two separate reception rooms will be a real bonus when you're looking for a cosy retreat in winter. However, the rear set-up presents a brilliant opportunity if you're looking to renovate and potentially create a huge open plan living room/kitchen area.

Upstairs you'll find two double bedrooms, as well as a good-sized family bathroom. Again, there are plenty of period features, such as the original flooring, which could become a focal point amongst any contemporary updates.

Outside you'll find your spacious rear garden which is bursting with wonderfully mature foliage, lending colour and an air of seclusion to your outside space.

Beyond your front garden, you'll love how this whole area balances rural charm with urban buzz. You'll enjoy being able to stroll the five minutes to Lokkum, your local lively Turkish fusion restaurant. Down in South Woodford, you've also got a brilliant selection of supermarkets, including a Waitrose and

M&S, and the area even has its own cinema, which is a 15 minute walk away from your home. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

As well as its close proximity to Epping Forest, the home benefits from having Churchfields Park on its doorstep, a haven for families and dog walkers. It's all so wonderfully green, you'll easily forget that you're only around 45 mins from the centre of the capital.

WHAT ELSE?

-South Woodford station is just less than a mile away. From here the Central line can take you to Liverpool Street in around 20 mins.

- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area.

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings, it's a pleasant 22 minute stroll across Epping Forest.



A WORD FROM THE OWNER...

"It's been my life long family home after my parents purchased the property in 1972. Most of my childhood was spent playing in the forest with my friends and it was such a great place to grow up. Schools were within walking distance and being this close to the tube for the central line directly into town is brilliant.

This is a great family home with really good size bedrooms and whilst we are sad to sell the house, I hope the next owners make as many great memories as we have."

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