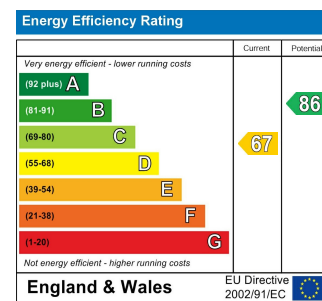
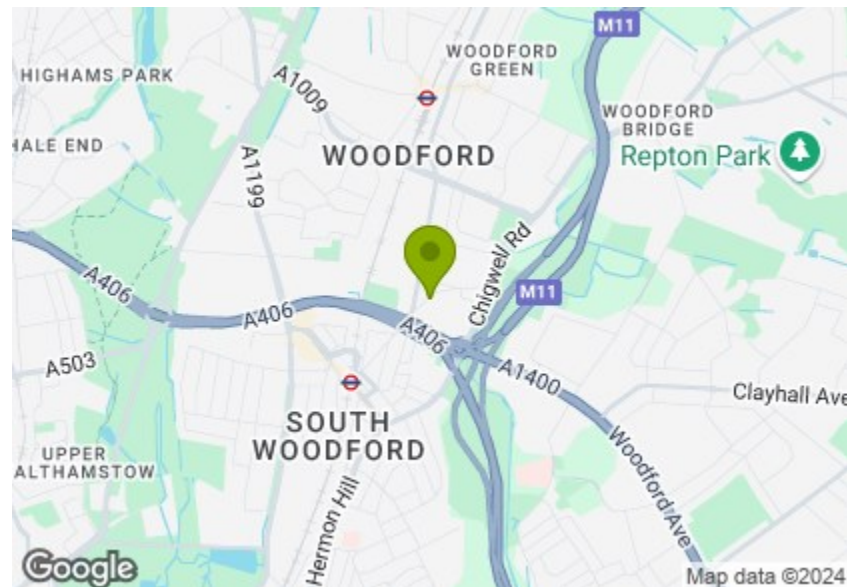




Total Area (Excluding Garden Studio): 139.6 m<sup>2</sup> ... 1503 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



## MAYBANK ROAD, SOUTH WOODFORD

### Offers In Excess Of £775,000 Freehold 3 Bed House



#### Features:

- Victorian Terrace With Many Period Features
- Three Double Bedrooms - En-Suite To Loft Bedroom
- Stunning Kitchen Extension With Reclaimed Floors
- 98' Garden With Patio, Lawn & Childs Play Area
- Utility Room With Pantry & Ground Floor WC
- Family Bathroom With Dramatic Vaulted Ceiling
- 28 m2 Garden Studio Office & Gym
- Short Walk To Woodbridge High School

An immaculately finished three double bedroom family home positioned on a residential street in the tranquil locale of South Woodford. Stylish interiors have been spread across three levels, offering an expansive and idyllic living space whilst maintaining the homes character. Complete with an outdoor gym and an artfully extended loft, further adding to this property's allure.

In under fifteen minutes commuters will have access to the Central Line, making this home as convenient as it is charming.

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**E18 & IG8**  
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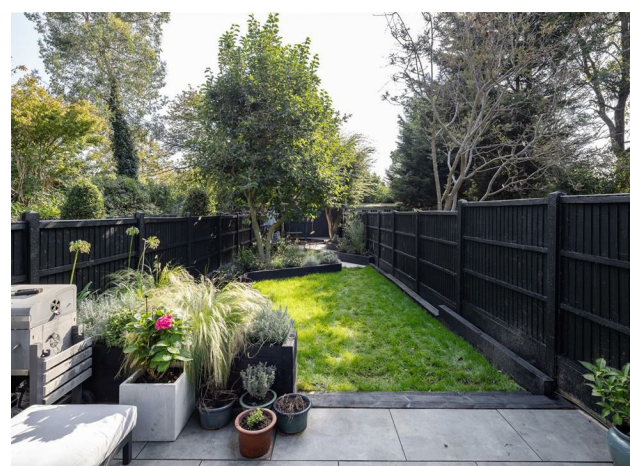
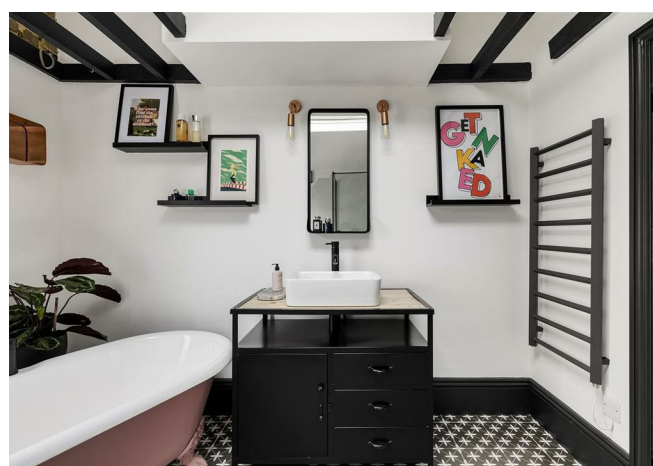
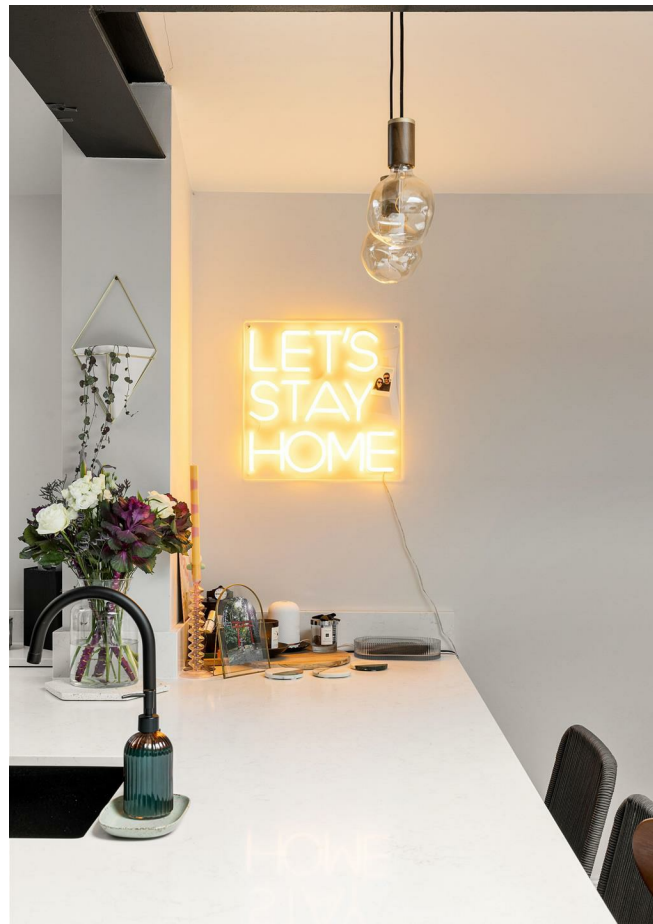
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IF YOU LIVED HERE...

Pristinely appointed in the heart of South Woodford, this stylish Victorian terrace interweaves period features with modern luxury. Beyond its striking brick façade, this property retains its character throughout, boasting a fully extended loft conversion, offering a spacious double bedroom with a refined en-suite, creating a serene retreat. Each of the three double bedrooms have been carefully curated, complete with tasteful furnishings whilst occupying ample natural light as well as practical storage solutions. The capacious family bathroom features a vaulted ceiling, freestanding bath, and chic monochrome tiling, further enhancing the property's charm.

The sleek kitchen extension is the centrepiece of this idyllic abode, featuring bespoke cabinetry, reclaimed floors, and modern appliances. Perfect for both family life and entertaining, this open-plan space leads directly to a large patio, ideal for al fresco dining, and a 98-foot garden, complete with a lawn and children's play area. A separate utility room with a pantry and a convenient ground floor WC add to the practicality of this thoughtfully designed home.

A notable feature of the property is the 28 m<sup>2</sup> garden studio, offering versatile space for a home office and a well-equipped gym. This stylish addition, along with the home's tasteful furnishings and contemporary décor, provides the perfect balance between function and design. The entire home is finished to a high standard, with attention to detail prevalent in every room.

Located within walking distance of South Woodford station, the property enjoys excellent transport links and easy access to the vibrant amenities of George Lane. Families will appreciate the proximity to highly regarded schools, including KidsOwn Nursery and Woodbridge High School, as well as the green open spaces of Ray Park, just a short drive away.

WHAT ELSE?

- Drivers will enjoy easy access to the A406, with entry moments from your front door.
- Pop over to the South Woodford Market which takes place on Georges Lane monthly, hosting an array of local independent vendors, restaurateurs, artisans and more. An opportunity to fully engage in the vibrancy of E18's community culture.
- Equidistant along George Lane, a mere 14-minute stroll from your doorstep, will take you to the multiplicity of local café's and coffee shops your local high street hosts, including independent eatery, Bobo and Wild or grab your caffeine fix at neighbouring coffee shop Tipi.
- Weekend brunch plans are sorted, just a nine-minute stroll will take you to Fresh as a Daisy, a newly opened café offering a plethora of delectable brunch and lunch options.



A WORD FROM THE OWNER...

"We have now lived in the area for just shy of six years, and love the community feel, whilst also being a short tube journey away from the bustle of the city.

We have also been lucky enough to have accommodating and friendly neighbours, who always have a friendly word to say.

Both South Woodford and Wanstead have fantastic amenities which will keep you plenty entertained, fed and watered. Particular favourites include, Bobo & Wild and Bread & Oregano (South Woodford) & The Duke & Barebrew (both Wanstead) Epping Forest on the doorstep is a huge benefit, and takes you even further away from the city in an instant!

We wouldn't be leaving if it wasn't for the need for a shorter journey to family!"

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**Reception**

12'8" x 12'7"

**Utility**

7'1" x 9'6"

**Pantry**

**Kitchen / Diner**

15'1" x 28'2"

**Bedroom**

16'0" x 11'1"

**Bedroom**

10'10" x 10'11"

**Bathroom**

9'11" x 10'0"

**Bedroom**

10'3" x 14'8"

**Garden**

16'11" x 100'0"

**Office**

7'6" x 7'11"

**Gym**

10'8" x 13'6"

**Storage**

10'4" x 5'8"



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