



CLARENDON ROAD, SOUTH WOODFORD

Offers In Excess Of £1,200,000 Freehold
5 Bed House - Semi-Detached



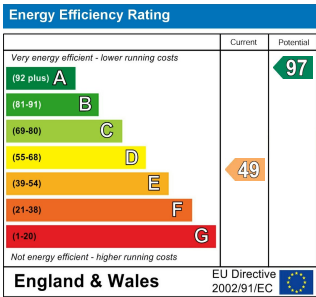
Features:

- Victorian Semi Detached House
- Five Bedrooms (Four Doubles)
- Two Bathrooms + Two WCs
- Beautiful Period Features & High Ceilings
- Prime South Woodford Location
- Large Original Eat-In Kitchen
- Potential for Further Enhancement
- 5min Walk to George Lane & South Woodford Station
- Plantation Shutters
- Coal Cellar

A grand and glorious five bedroom semi detached family house, full of original features and high end vintage style. Arranged over three storeys plus basement and rear garden, it's enviably located in South Woodford, just moments from George Lane.

As vast and impressive as this property already is, there's scope for still further development, possibly extending into the side return or reclaiming even more loft space (subject to the usual permissions).

REQUEST A VIEWING
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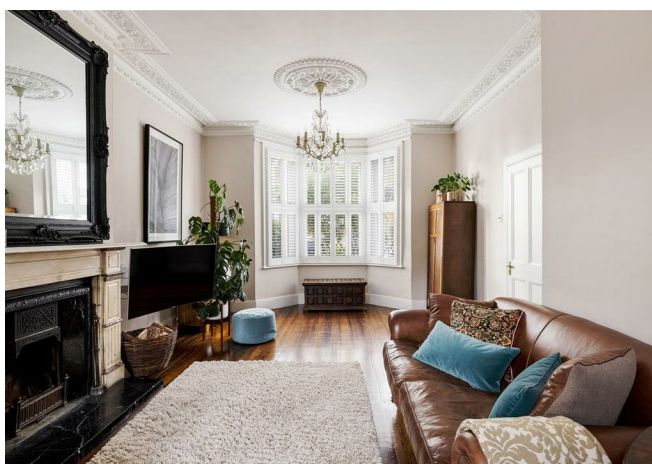
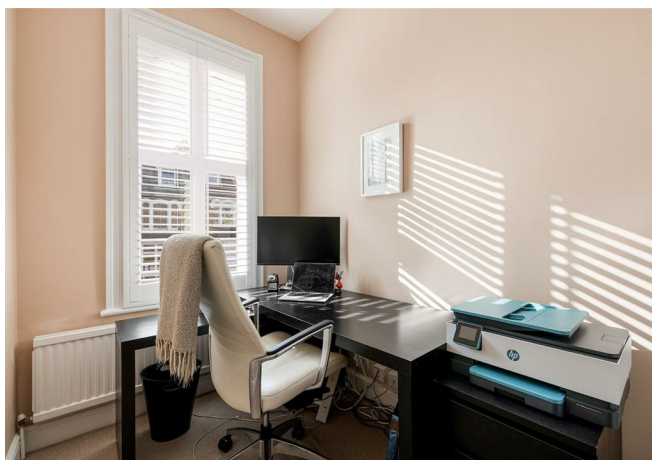
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IF YOU LIVED HERE...

Statuesque period proportions ensure a commanding kerbside presence, with that towering red brick frontage setting the scene early on. Inside, your 300 square foot through lounge keeps things impeccable. Dual aspect, bright and spacious, with the high, ornate ceilings of the period, rich, dark original timber floorboards underfoot and a strikingly marbled vintage hearth and mantel taking centre stage. Next, a cheery yellow cloakroom sits off the hallway.

To the rear your kitchen/diner's just as impressive, with another bay window overlooking the dining space, classic flagstones underfoot and a handsome suite of cream scandi-style cabinetry filling the kitchen area, topped with quartz style worktops and a butler sink. There's underfloor heating in here to keep things cosy. You can reach your garden from here, with a patio giving way to a generous length of lawn flanked by thriving foliage and ending in a second, curvaceous patio, great for al fresco entertaining and home to a handy shed.

Upstairs now, where your 140 square foot principal bedroom is a bay windowed beauty, with bistro shutters and a subtle mint pastel palette. Next door is a generous single in peach pink, currently in use as a home office, while there's another double down the hall, in white and sky blue. A handy laundry room and your family bathroom are next, the latter featuring both a tub and dedicated

shower cubicle, while another double completes things to the rear. Finally, your loft conversion is home to your skylit fifth bedroom, with a wealth of extra storage and a smart ensuite.

Outside and, as noted, you're just five minutes away from South Woodford's social hub of George Lane, home to an ever growing array of bars, restaurants, cafes and wining and dining spots. You'll also find all the day to day amenities you could wish for, including several supermarkets. If it's nature you're looking for, then you'll be pleased to find endlessly explorable Epping Forest just a half mile away, while South Woodford tube station is just a five minute walk for direct City connections via the speedy Central line.

WHAT ELSE?

- Wanstead Village High Street is less than twenty minutes on foot, and well worth the stroll of a weekend for a charming selection of gastropubs flanked by open greenery.
- At the top of George Lane you'll find the local landmark art deco Odeon cinema.
- Parents will be pleased to find twelve schools all less than twenty minutes on foot, a good mix of primary and secondary, independent and maintained.



A WORD FROM THE OWNER...

"We will leave our wonderful family home of 18 years with very heavy hearts. The perfect place to raise two children, the location is safe and family-oriented, allowing the kids to walk to school and attend sports and social clubs down the road. As they grew up, the local cinema, teen-friendly restaurants and nearby Westfield gave them plenty of independence. Central London is a short tube ride away, and even closer is the Olympic Park, Epping Forest and Wanstead Flats – all perfect for dog walks, runs or Sunday afternoon strolls. We'll miss the independent shops and cafes in South Woodford and Wanstead too, as well as our wonderful neighbours. As for the house, it's cosy yet spacious, giving everyone the chance to enjoy alone time when needed. We have loved lighting a fire on a winter's evening and making the most of the tranquil garden during spring and summer. We hope the house will provide the next family with as many happy memories as it's given us."

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Reception Room

13'6" x 24'5"

Kitchen/Diner

12'0" x 22'2"

Cellar

5'11" x 24'1"

Bedroom

12'2" x 11'10"

Bedroom

11'8" x 12'0"

Bedroom

11'11" x 8'11"



Bathroom

6'4" x 10'11"

Utility/WC

6'3" x 4'10"

Bedroom

14'3" x 17'3"

Ensuite

4'0" x 4'10"

Garden

18'4" x 50'2"



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