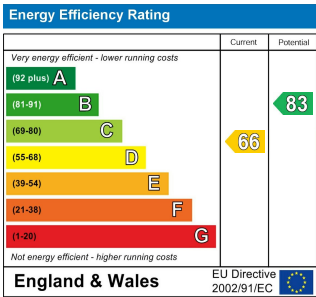
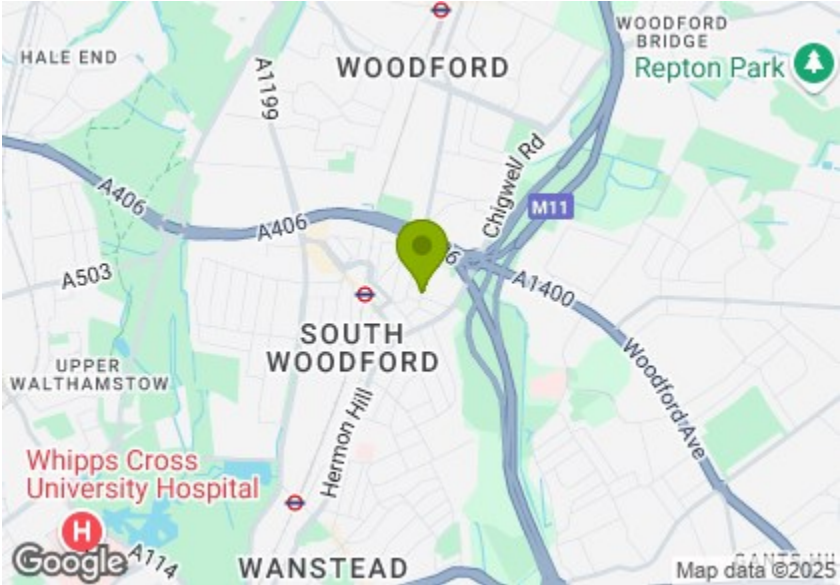




Total Area (Excluding Eaves Storage): 101.9 m² ... 1096 ft²

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.



ASHFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £750,000 Freehold

3 Bed House - Terraced



Features:

- Victorian Terraced House
- Three Double Bedrooms
- Two Bathrooms
- Period Features
- Plantation Shutters
- West Facing Garden
- Double Bay Window
- Close to Tube Station & Amenities
- Within Catchment for a Fantastic Selection of Schools
- Ample Storage Options

Set in an enviable spot in sought-after South Woodford, this bright and beautifully refurbished three-double-bedroom Victorian terrace is packed with highlights... There's the bright double-reception, the charming west-facing rear garden, the first floor family bathroom and the converted loft with master bedroom and en-suite, not to mention all the period features and immaculate decor throughout.

As for location, as well as being nicely nestled between Epping Forest and Roding Valley, you've also got South Woodford's excellent amenities on your doorstep, including the fantastic transport links and highly regarded schools.

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0203 397 2222

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IF YOU LIVED HERE...

You'll take great pride in approaching the home's handsome frontage. Thanks to the previous owner's imaginative renovation work, the property carefully balances the needs of modern living with the beauty of Victorian design, meaning you can enjoy it from the day you move in.

On the ground floor, the dual aspect double-reception is spotless with thoughtful touches such as the custom plantation shutters, which sit alongside the original fireplace and ornate beading. There's plenty of space for dining, and the adjoining kitchen will be particularly convenient, with its smart tiling and stylish units. Here you can access your spacious garden, which is handily west-facing. It's been tastefully landscaped, with a decked patio at the front and a charmingly paved seating area at the rear, as well as a lush lawn and shed.

On the first floor, you've got two immaculately decorated bedrooms (the front one has some fantastic in-built storage), as well as an impressive bathroom, which has both a freestanding tub and walk-in shower. In the loft, you'll find a master bedroom with a Juliet balcony, eaves storage and a smart en-suite.

Outside, you'll find the vast green space of Roding Valley Park mere metres away. In contrast to all this nature, you've got the amenities of George Lane

right on your doorstep... Despite the peaceful village-esque ambience, this area is packed with shops, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, not to mention the Odeon cinema.

As for getting further afield, South Woodford station is just six minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Certainly a speedy community by London standards!

WHAT ELSE?

- Make the Railway Bell your new local - it's only a six minute stroll away after all, plus it has friendly staff and a great selection of food and drink.
- Mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Expect to find high-welfare meat, artisan baked good and handcrafted arts.
- How about celebrating your move to E18 with a trip to Jones & Sons? Anyone who's been been to the original restaurant in Dalston (the filming location of Boiling Point no less) will testify that this is fine dining at its best. A treat you'll deserve after all that unpacking.



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 restaurant Sakura, and the award-winning Indian Grand Trunk Road. 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 SENIOR ADVISOR

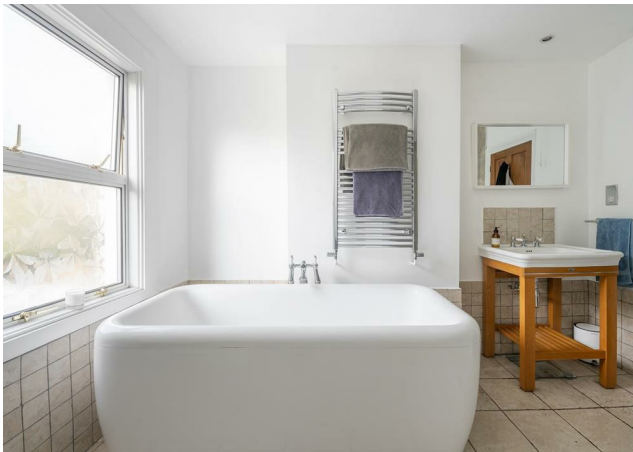
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Reception
10'9" x 12'9"

Bathroom
8'6" x 10'9"

Reception
11'1" x 11'5"

Bedroom
9'10" x 18'1"

Kitchen
8'6" x 11'1"

En-Suite
3'11" x 10'2"

Bedroom
14'3" x 12'11"

Garden
29'8" x 20'4"

Bedroom
8'8" x 10'11"



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