



VIOLET ROAD, SOUTH WOODFORD
Offers In Excess Of £775,000 Freehold
3 Bed House

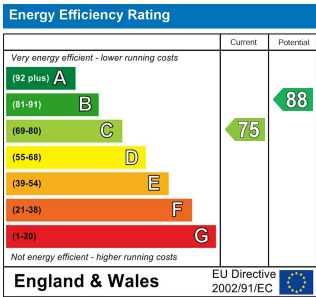
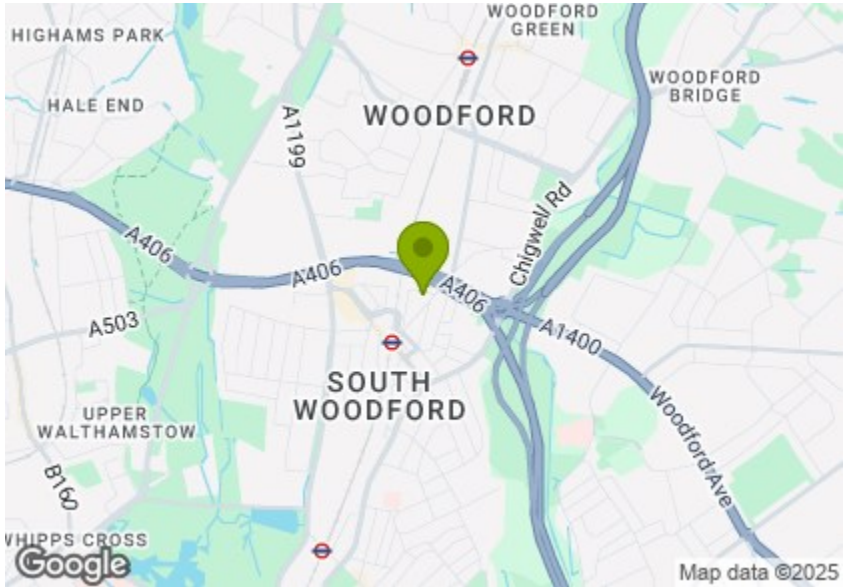


Features:

- Brick Fronted Victorian Terrace
- Three Bedrooms
- South Facing Garden
- Fantastic Kitchen With Side Extension
- Double Loft Extension Master Suite
- Garden Office
- Period Features
- Short Walk To Tube Station

A handsomely appointed three bedroom, two bathroom family terrace, impressively spacious and packed with elegant designer finishes across all three storeys. You have a south facing garden and you're just moments from South Woodford tube.

Your rear garden's a neat mix of patio and Trulawn, with smart timber fencing facing raised railway sleeper beds. Sat secluded at the end, your fully powered, relaxing office is the perfect work from home solution.



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IF YOU LIVED HERE...

Step inside for a striking hallway, with pastel purple paintwork and vintage geometrics underfoot. Take a right for your front reception home to artfully restored vintage floorboards underfoot, an ocean blue colour scheme, fresco ceiling, bistro shutters on the bay window and an imposing original hearth and mantel. The first of several sumptuous spaces to explore.

At the end of the hall everything blooms out into your vast, 210 square foot kitchen/diner. A smart contemporary creation, cream cabinets run down one flank, home to chunky marbled worktops and a double width, stainless steel oven. A large chef's island with brass fittings and Dublin sink takes centre stage below pendulum lighting. Finally, sliding patio doors lead you out into that impressive garden, with your solace of an office at the end.

Upstairs and your first two sleepers are smart, characterful doubles while your family bathroom is a striking, five star boutique affair. In here you have marbled herringbone tilework underfoot, a luscious roll top, clawfoot tub and walk in rainfall shower, all with striking onyx trim. Upstairs again, and your loft suite features huge

skylights, a bespoke dressing area and a sleek ensuite with green and white tilework, and brass trim.

Outside and, as noted, you're just five minutes' walk from South Woodford tube. Sat in Zone Four for the Central line, from here you can get directly to Liverpool Street in eighteen minutes, or Oxford Circus in twenty seven, putting both the City and West End within easy reach. You're also nice and handy for the local social hub of George Lane, home to a range of cafes, shops and bars, all starting next to the station.

WHAT ELSE?

- If you're looking for greenery you have Elmhurst Gardens just moments away, with playgrounds and tennis courts. Alternatively the wide ranging greenery of Roding Valley Park is just a little further. Both are perfect for a morning run.
- For your new local check out The Railway Bell, a pleasant, family friendly gastropub right next to the station.
- You have a good range of primary and secondary schools within easy reach. Nearby Oakdale Primary was rated 'Outstanding' at its last inspection.



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 Room
10'6" x 12'2"

Bedroom
11'8" x 16'9"

Kitchen / Diner
13'10" x 20'0"

Ensuite
7'1" x 4'7"

Bedroom
13'10" x 10'3"

Garden
46'3"

Bedroom
10'7" x 6'9"

Garden Office
11'5" x 10'5"

Bathroom
7'10" x 9'6"



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