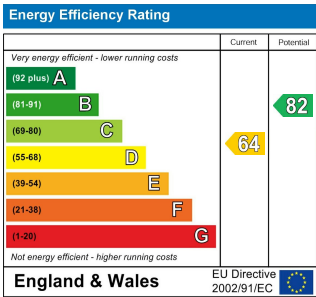
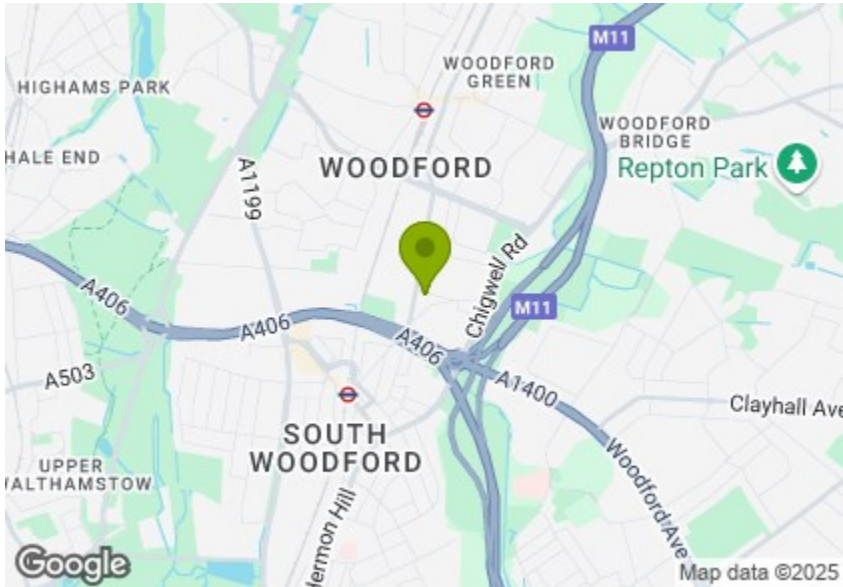




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



## GORDON ROAD, SOUTH WOODFORD

Offers In Excess Of £775,000 Freehold

### 3 Bed House - Semi-Detached



#### Features:

- Victorian Semi Detached House
- Three Double Bedrooms + Study
- Two Bathrooms
- Kitchen-Diner with Utility Room
- South Facing Garden
- Powered Outbuilding
- Side Access
- 12min Walk to South Woodford Station
- Well Presented
- Large Cellar

Situated on a peaceful street in a much sought-after part of Woodford, this spacious three-double bedroom semi-detached home is as gorgeous on the inside as it is from the outside... Amongst the highlights, there's the perfectly landscaped south-facing garden with a powered studio at the rear, as well as a double reception room, spacious kitchen/diner, utility room, cellar, study, dressing room and two bathrooms. It's all immaculately finished and full of Victorian charm too.

As for location, it's nestled between the vast greenery of Epping Forest and Roding Valley, with South Woodford's excellent amenities a short hop away, including great transport links and fantastic schools - one of the reasons this is such a popular area for families.

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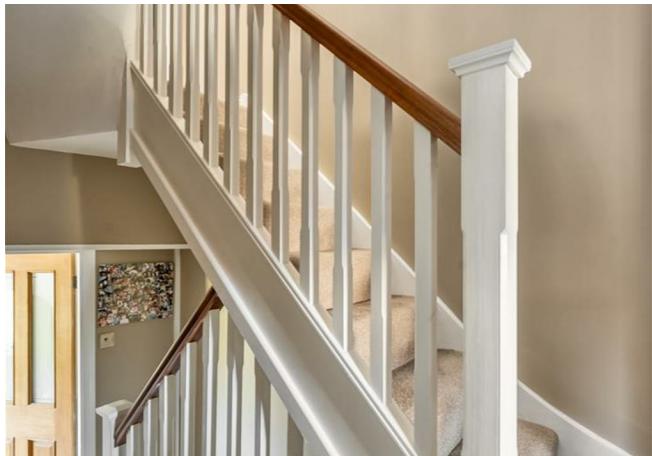
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### IF YOU LIVED HERE...

Your perfectly manicured front garden sets tone that's continued inside - the proportions are vast, the design is well-balanced and the decor is sublime.

Your dual aspect front reception room is bursting with light thanks to the generous windows, which perfectly highlights the soft decor and features such as the striking fireplace surround and custom carpentry. Meanwhile, the spacious kitchen/diner is bright and modern with a considered twist of traditional charm. You'll love the shaker-style units, rich parquet flooring and column radiator as much as the contemporary appliances.

At the rear, the utility room will be a much appreciated convenience, while behind, you'll find your beautifully landscaped south-facing garden, which is dreamily secluded thanks to the rich foliage. You've got the perfect patio space for al fresco dining, while the fully powered studio at the rear makes a great back-drop.

On the first floor, you'll find two smart bedrooms - each with charming wood panelling. There's also a modern family bathroom with both a spacious tub and shower. Finally in the loft, you have your master bedroom, complete with a sleek en-suite and dressing room - a real luxury. There's plenty of eaves

storage, too - and don't forget you've also got two cellar rooms.

You've got plenty of greenery nearby, including Elmhurst Gardens, Epping Forest and Roding Valley - a glorious nature reserve full of wildlife with great spots for picnicking and rambling just a few minutes from your front door. As for amenities, South Woodford has a brilliant selection of stores, including a Waitrose and M&S, and an Odeon cinema.

South Woodford station is around 12 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.

### WHAT ELSE?

- Make the Railway Bell your new local. Just over ten minutes away, this traditional pub has a cracking drink list, great food, friendly staff and plenty of entertainment.

-Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe offering exceptional brunches. Just 0.8 miles away you'll find Jones & Sons, the sister branch of the Dalston dining hot spot - you'll want to visit asap. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

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



### A WORD FROM THE OWNERS...

"We have lived at 26 Gordon for over 30 years, from the birth of our son. We have loved the house and local area throughout his childhood and enjoyed every step of the journey. The easy walks and bus rides to both South Woodford and Woodford Stations is a real plus, as is the proximity to Epping Forest and surrounding areas. We are hoping that the next owners of this lovely home can give it the love that we have over the years."

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**Reception**  
12'4" x 23'5"

**Kitchen / Diner**  
10'11" x 18'9"

**Utility**

**Bathroom**  
10'11" x 11'11"

**Bedroom**  
10'6" x 10'0"

**Bedroom**  
15'10" x 10'11"

**Bathroom**  
4'7" x 8'4"

**Dressing Room**  
5'8" x 8'4"

**Bedroom**  
10'7" x 16'6"

**Study / Nursery**  
5'4" x 8'6"

**Eaves Storage**

**Cellar Room 1**  
16'0" x 9'10"

**Cellar Room 2**  
16'0" x 10'11"

**Garden**  
38'0" x 19'8"

**Garden Room**



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