



ASHFORD ROAD, SOUTH WOODFORD  
Offers In Excess Of £750,000 Freehold  
3 Bed House

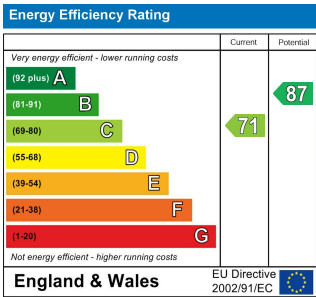
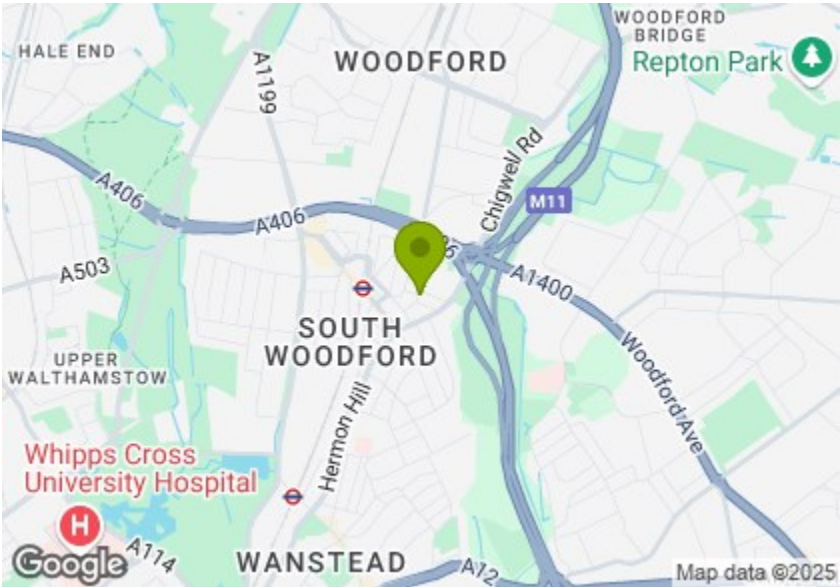


Features:

- Three Bedroom Victorian Terrace
- Double Bayed Traditional Frontage
- Two Bathrooms
- Loft Converted
- Potential For Kitchen Side Return (stpp)
- Well Stocked Mature Rear Garden
- Popular Residential Location
- Short Walk To South Woodford Station

A beautifully presented, three bedroom, two bathroom, Victorian family home with a handsome loft conversion and South East facing garden. It's all just a few minutes from friendly pubs, fine restaurants, independent cafes and Roding Valley Park.

Your door to door City commute is less than half an hour via nearby South Woodford Station. From here, swift Central line services whisk you through to Liverpool Street in twenty two minutes and Oxford Circus in thirty two.



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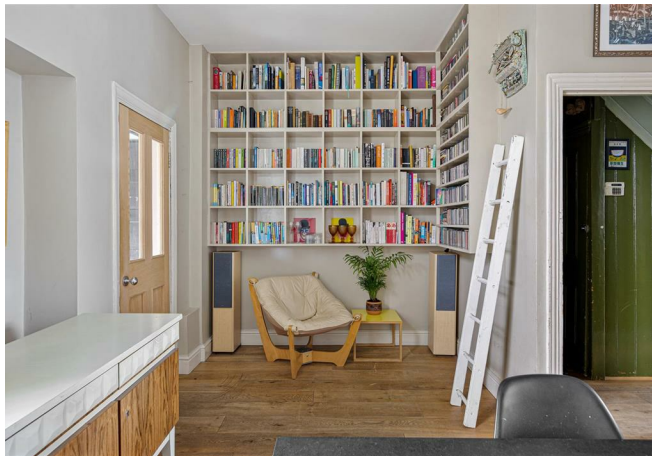
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# IF YOU LIVED HERE...

Your enormous, 390 square foot reception room is filled with natural light from a bright bay window to the front. Two vintage hearths preserve the original Victorian charm with engineered oak flooring underfoot, while a recessed library and reading area makes for a charming retreat. Your stylish, spacious kitchen comes next, finished with mahogany cabinets, cream splashbacks and an impressive Smeg chef's oven, with a triple gas range and Falcon extractor hood. Sliding patio doors lead out onto raised decking and there's potential to expand into the side return (subject to the usual planning permissions).

In your South East facing garden, decking gives way to a gravelled entertaining area, overarched by a metal pergola. There's a generous stretch of lawn, a handy shed to the rear and everything is surrounded by mature green foliage and solid timber fencing. Back inside, your first two double bedrooms sit on the first floor, next to the family bathroom. Your principal bedroom has a bold, royal blue colour scheme, blonde flooring and built in wardrobe, all illuminated by another bright bay window.

Your second double sleeper overlooks the garden, while your family bathroom is brimming with quality finishes and artful designer touches; a deep, double ended tub with handset shower takes centre stage. Up on the second floor, you have another vast, 170 square foot sleeper in your beautiful loft conversion. Your ensuite has the same pristine, neutral toned, tilework as your family bathroom and features a refreshing, stroll in, rainfall shower. In the bedroom, soft carpet runs underfoot,

there's extra storage space in the eaves and a skylight overhead.

If you fancy an invigorating walk or bike ride, Roding Valley Park is just a four minute walk away. From here, you can explore North into Ray Park Woodlands or South towards Wanstead Park. A five minute walk brings you to your family and dog friendly local, The Railway Bell. It's the perfect place for hearty Sunday roasts and relaxed afternoons in the spacious beer garden. Continuing along vibrant George Lane, you can tuck in to authentic Italian cuisine at Cucina Bettina or sample one of Bobo and Wild's delicious brunches and, at the top of the road, you'll find a fantastic tapas and date night venue, Decanteur.

# WHAT ELSE?

- There are twelve primary and secondary schools within a mile of your new home all with 'Good' or 'Outstanding' ratings from Ofsted.
- It's a twelve minute walk or four minute drive to ODEON South Woodford, where seven RealD 3D screens show the latest blockbuster movies, seven days a week.
- It's an easy three minute drive onto the arterial North Circular Motorway, providing you with excellent road connections to all of London and a gateway to the East coast.



# A WORD FROM THE OWNER...

"Moving from Bow we were attracted to the area for it's amazing transport links to our favoured places in East London and Central London. Ashford Road has a close knit neighbourhood feel. Neighbours look out for each other, stay in touch via WhatsApp and everyone stops to talk on the street. There has been a couple of street parties too! With an infants and junior school just at the end of the road it's a great place to bring up kids. The high street on either side of the tube station, three minutes walk away, has an array of cafes and food shops."

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**Reception Room**

15'6" x 25'7"

**Kitchen**

9'9" x 11'1"

**Bedroom**

8'10" x 11'6"

**Bedroom**

8'8" x 11'8"



**Bathroom**

6'4" x 7'8"

**Bedroom**

11'1" x 15'6"

**Ensuite**

4'7" x 5'7"

**Garden**

42'11"



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