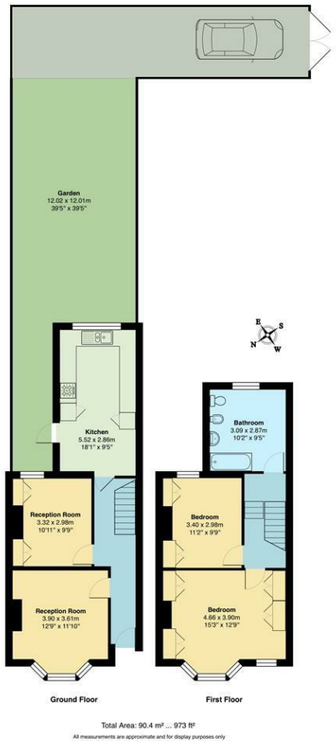


Reception Room
12'9" x 11'10"

Reception Room
10'10" x 9'9"

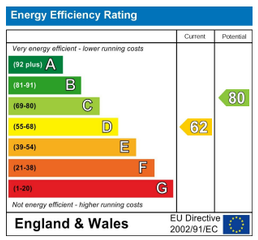
Kitchen
18'1" x 9'4"

Bedroom
15'3" x 12'9"

Bedroom
11'1" x 9'9"

Bathroom
10'1" x 9'4"

Garden
39'6" x 39'4"



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ASHFORD ROAD, SOUTH WOODFORD

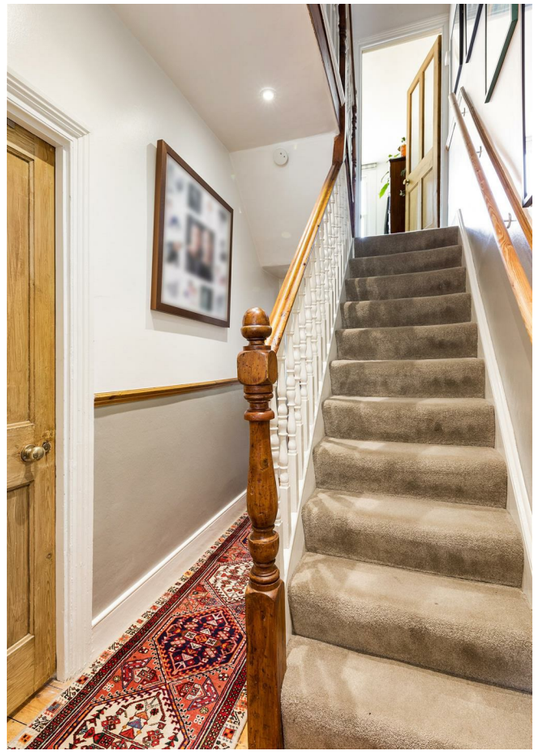
Offers In Excess Of £625,000 Freehold
2 Bed House

Features:

- Attractive Double Bayed Victorian Terrace
- Two Bedrooms & First Floor Bathroom
- Private Gated Parking To Rear
- Well Established Secluded Garden
- Polished Floorboards & Period Features
- Potential For Loft & Kitchen Side Return Extensions
- Oakdale School Location
- Short Walk To Tube Station & George Lane

A handsome two bedroom Victorian terrace in a lovely pocket of South Woodford, just a short walk from George Lane and South Woodford station. Set within the Oakdale School area, this is a warm and characterful home with a double bayed frontage, private gated parking to the rear and a secluded, well established garden, all in a spot that balances day to day ease with a strong neighbourhood feel.

REQUEST A VIEWING
0203 3691818



REQUEST A VIEWING
0203 3691818

IF YOU LIVED HERE...

Step inside and you'll find a house with lovely period presence, where polished floorboards and original features bring plenty of warmth and texture. The layout is arranged across two floors, with a natural flow to the ground floor and two bedrooms upstairs, alongside the first floor bathroom. It is the sort of home that already feels easy to settle into, while still offering scope to make it your own over time.

There is a nice sense of privacy here too. To the rear, the garden is mature and secluded, giving you a tucked away outside space for slower mornings, summer lunches or a quiet end to the day. The added benefit of gated parking to the rear is a real practical bonus in this part of South Woodford.

There is also exciting potential for the future, with room to explore a loft conversion and a kitchen side return extension, subject to the usual permissions. With the Tube, George Lane's cafés, shops and restaurants, and the greenery of Epping Forest all close by, this is a home that pairs Victorian character with everyday convenience.

WHAT ELSE?

· South Woodford station is within easy walking distance, putting the Central line close at hand for straightforward journeys into the City and West End.
· George Lane is nearby for local favourites including Bobo & Wild, as well as shops, supermarkets, restaurants and the much-loved Odeon cinema.
· Epping Forest is close enough for regular walks and weekend escapes, while the Oakdale schools are one of the reasons this pocket remains so popular with families.

A WORD FROM THE OWNER...

"I moved here to raise my daughter, and it proved to be the perfect choice. She went to school locally both primary and secondary and after university, returned to raise her own family here, which says everything about the strength of this community.
Ashford Road has a real sense of warmth and connection, with wonderful neighbours and a genuine feeling of belonging that I will greatly miss.
The area is ideal for family life, with excellent local amenities, green spaces and lovely walks all close by. It is also exceptionally well connected, with great transport links into and out of London.
This home has been filled with special memories over the years and has offered comfort, stability and a true sense of home. It has been a privilege to live here."

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