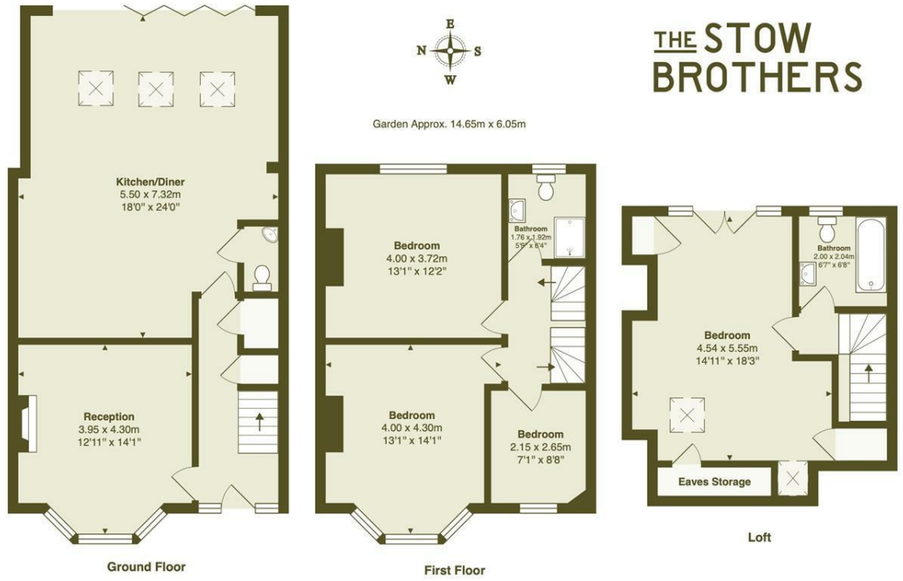
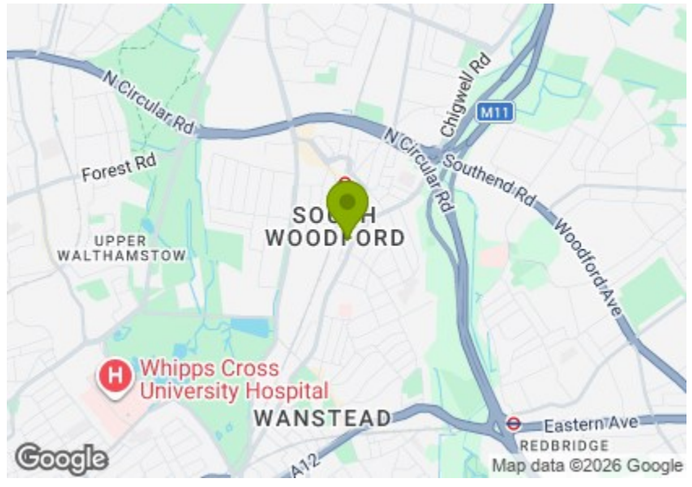
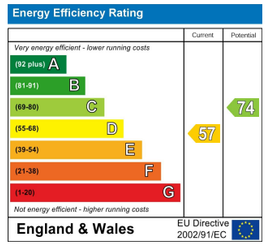


Total Area (Excluding Eaves Storage): 142.9 m² ... 1538 ft²

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.





E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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ALEXANDRA ROAD, SOUTH WOODFORD

Offers In Excess Of £850,000 Freehold

4 Bed House

Features:

- Four Bedroom Home
- Extended Kitchen And Loft Conversion
- Immaculately Presented
- Short Distance To South Woodford Underground Station
- Landscaped Garden
- Double Bayed Period House
- Ground Floor WC
- Moments From Local Amenities
- Spacious Kitchen Featuring A Central Island And Ample Cupboard Storage

This beautifully presented four bedroom period home in South Woodford brings together original character and contemporary family living. Behind its distinctive double bay frontage, you'll find an inviting reception room, an impressive extended kitchen and dining space, and a thoughtfully landscaped garden. With a converted loft adding further room to spread out, and the independent favourites of George Lane close by, there's plenty to love about this well-placed home.

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IF YOU LIVED HERE...

Step inside and you'll find a bright reception room, where a large bay window and fitted shelving bring character to the space. Soft neutral walls and comfortable proportions make it an inviting place to unwind. Continue along the hallway and you'll reach the real heart of the home. The extended kitchen and dining area is wonderfully spacious, with contemporary grey cabinetry, generous worktops and a central island providing plenty of room for cooking and gathering. Skylights draw daylight into the space, while wide sliding doors open onto the garden, creating an easy connection between indoors and out. A useful ground floor WC is accessed from the kitchen.

The garden has been thoughtfully landscaped, with a generous decked seating area, lawn, established greenery and a further raised terrace at the far end. It's a lovely setting for summer evenings, weekend lunches or simply enjoying some fresh air. Back inside, the first floor is home to three bedrooms, including a generous double bedroom with a bay window, a second double bedroom and a third room that could work equally well as a nursery or home office. A contemporary shower room completes this level.

Upstairs, the loft conversion provides a particularly spacious fourth bedroom, with skylights, a striking blue feature wall, air conditioning and room for additional furniture. There's also useful eaves storage and a separate bathroom with a bath and shower above, giving this upper floor a comfortable sense of independence.

WHAT ELSE?

· South Woodford Underground Station is a short walk away, with Central line services offering convenient connections to Stratford, Liverpool Street and central London.
· George Lane is full of local favourites, including Bobo & Wild for coffee and brunch, alongside independent shops, restaurants and the popular South Woodford Farmers' Market. You're also just a 10-minute walk from Wanstead High Street, with its independent cafés, restaurants and shops.
· For some fresh air, Elmhurst Gardens offers leafy surroundings, tennis courts and a children's play area, while Ray Park is another lovely option for weekend walks and time outdoors.



A WORD FROM THE EXPERT...

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre is George Lane, home to M&S, Waitrose and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Boxx & Pause Pilates are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT
E18 BRANCH MANAGER

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Reception
12'11" x 14'1"

Kitchen/Diner
18'0" x 24'0"

Bedroom
7'0" x 8'8"

Bedroom
13'1" x 14'1"

Bedroom
13'1" x 12'2"

Bathroom
5'9" x 6'3"

Bedroom
14'10" x 18'2"

Bathroom
6'6" x 6'8"

Garden
48'0" x 19'10"

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