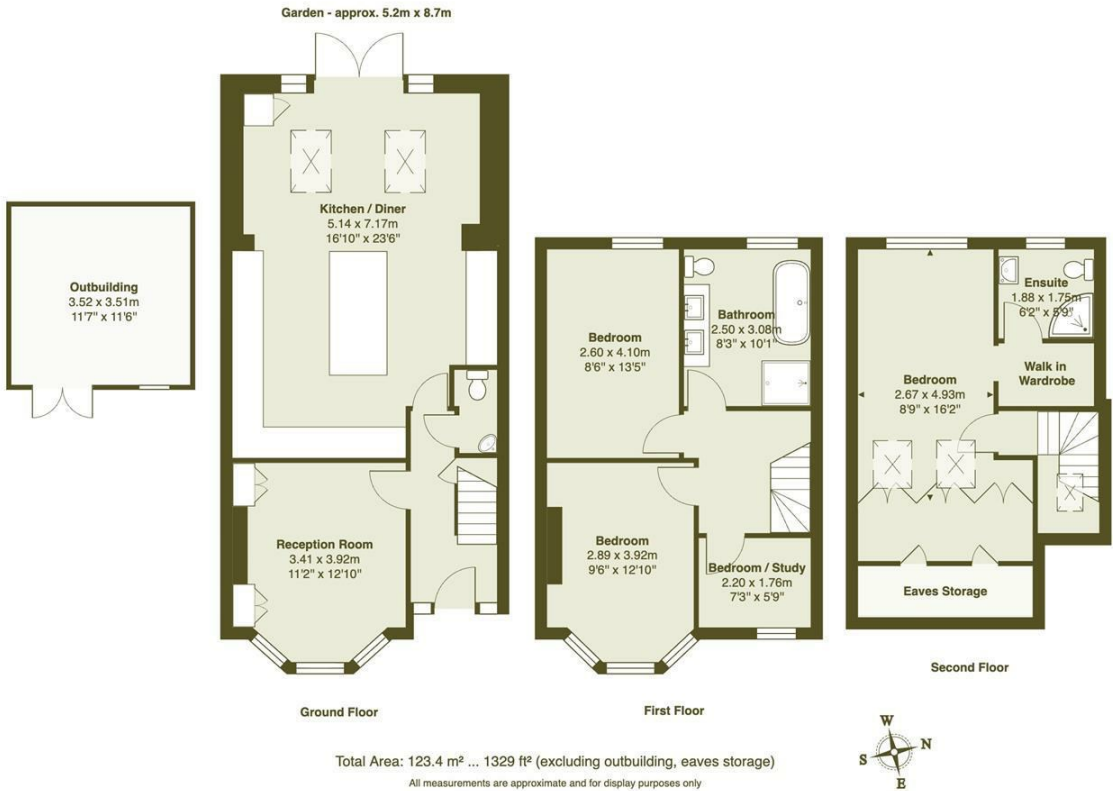




WAVERLEY ROAD, SOUTH WOODFORD

Offers In Excess Of £675,000 Freehold

4 Bed House



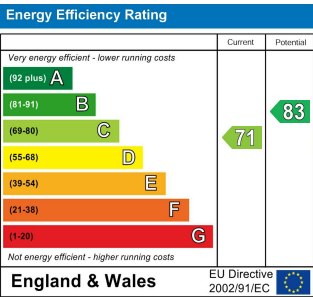
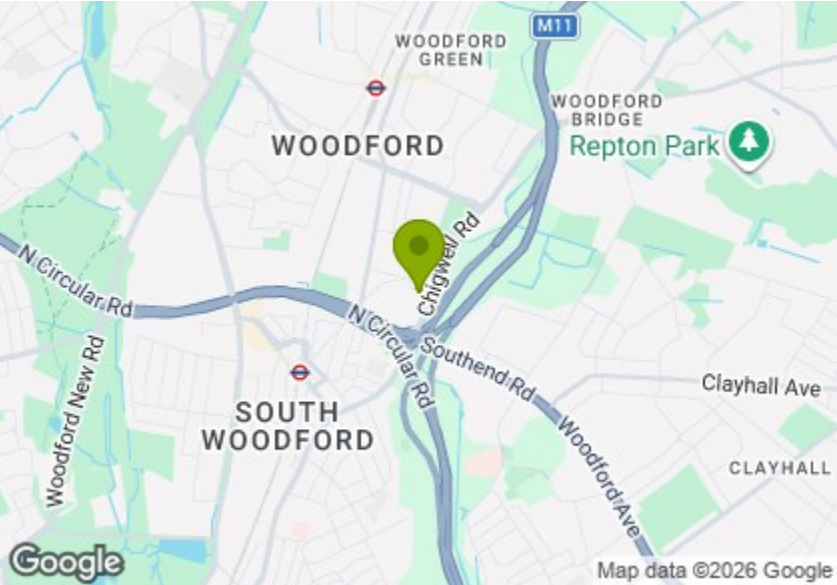
Features:

- Three / Four Bedroom Edwardian Terrace
- Impressive Kitchen Extension
- Loft Bedroom With En-Suite & Walk In Wardrobe
- Luxurious Re-Fitted Bathroom With Dual Wash Basins
- Ground Floor WC & Bespoke Under Stairs Storage
- Multiple Period Features & Character Throughout
- KidsOwn Nursery & Woodbridge School Locality
- Moments From Roding Valley Park & Elmhurst Gardens

Situated on a peaceful street in a much sought-after part of South Woodford, this beautifully finished three/four-bedroom Edwardian terrace is full of character, with an impressive kitchen extension, ground floor WC, luxurious bathrooms and a wonderfully landscaped garden. Highlights include the loft master bedroom with en-suite and walk-in wardrobe, bespoke storage throughout, multiple period features and a fantastic finish that combines timeless style with modern convenience.

As for location, you're perfectly placed for the greenery of Roding Valley Park and Elmhurst Gardens, while the excellent amenities and transport links of South Woodford are close by. There are also some highly regarded schools and nurseries nearby, including Woodbridge School, making this a brilliant family location.

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IF YOU LIVED HERE...

Behind its recently restored Edwardian facade, this handsome home is every bit as impressive inside. There's a wonderful sense of space and continuity throughout, with original character complemented by considered contemporary design, premium herringbone parquet flooring and a beautifully cohesive palette of Little Greene and Craig & Rose paints. The front reception room has been brilliantly considered, with custom carpentry, plantation shutters and plenty of period charm, while bespoke storage makes wonderfully practical use of the space. There's also a convenient ground floor WC, complete with generous pull-out storage beneath the stairs. But it's the kitchen extension that really steals the show. Flooded with natural light thanks to its large areas of glazing, this beautifully designed space has plenty of room for cooking, dining and relaxing. The units provide generous storage, including ample larger space, while a Smeg double oven, six-hob cooker, wine fridge and Zanussi appliances make it as practical as it is beautiful. Beyond, the garden has been designed with entertaining and relaxing in mind. Everlasting composite decking creates a fantastic seating area beneath the pergola with louvred roof, while natural privet and laurel hedging provide a lovely sense of privacy and seclusion. Back inside, the first floor provides three bedrooms (or two bedrooms and one study), with sublime decor. The luxurious re-fitted bathroom is another highlight, with a double vanity topped with quartz, dual wash basins and underfloor heating. Solid brass taps imported from Italy add another touch of luxury.

Up in the loft, the master bedroom offers more impressive design. Alongside the fitted wardrobes and generous eaves storage, there's a sleek en-suite and walk-in wardrobe, giving you a wonderfully private retreat away from the rest of the house. There are plenty of thoughtful details throughout, too, from shutters on every window and wired internet throughout the house to the recently fitted double-glazed frosted glass in the front door. The chimney flue has also been recently relined and remains in use with the wood burner, adding a cosy focal point for colder evenings. Outside, Roding Valley Park is moments away, while Elmhurst Gardens and Epping Forest are both close by, offering beautiful places for walks and getting some fresh air. For everyday amenities, South Woodford has a brilliant selection of shops, restaurants and entertainment, including Waitrose, M&S and the Odeon cinema. South Woodford station is around 17 minutes on foot, giving you Central line services into Liverpool Street, while drivers can reach the North Circular in just a few minutes.

WHAT ELSE?

- Make the Railway Bell your new local. Just 15 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 café offering exceptional brunches.
- Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers' market takes place.
- Parents will be pleased to learn there's an abundance of highly regarded schools and nurseries nearby, including KidsOwn Nursery and Woodbridge School.



A WORD FROM THE OWNER...

"We bought this house in 2020 and it's been a very happy home for our family. The nursery is a two-minute walk away, which made mornings with two small children easy, and George Lane is just round the corner for shops, cafes and the Central line, so we rarely needed the car during the week. It's a quiet, friendly road and we've always felt settled here, with Elmhurst Gardens and Epping Forest close enough for a weekend walk with a buggy. We're only leaving because of a school move to Kent."

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Reception Room
11'2" x 12'10"

WC

Kitchen / Diner
16'10" x 23'6"

Bedroom / Study
7'2" x 5'9"

Bedroom
9'5" x 12'10"

Bedroom
8'6" x 13'5"

Bathroom
8'2" x 10'1"

Bedroom
8'9" x 16'2"

Walk in Wardrobe

Ensuite
6'2" x 5'8"

Garden
17'0" x 28'6"

Outbuilding
11'6" x 10'4"



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