

STANLEY ROAD, SOUTH WOODFORD  
Offers In Excess Of £850,000 Freehold  
4 Bed House - Townhouse



Features:

- Four Bedrooms
- Victorian Townhouse
- Beautifully Presented
- Off Street Parking
- Easy Access to Epping Forest
- Short Walking Distance to South Woodford Station
- Kitchen/Diner
- Arranged Over Three Floors

This spacious four-bedroom Victorian townhouse sits in a fantastic spot on the edge of Epping Forest, within easy reach of South Woodford's charming amenities, including great transport links and plenty of brilliant eateries.

Set across three storeys, it's been beautifully restored, blending gorgeous period features with characterful contemporary updates. On the lower ground floor, you'll find a huge open-plan living space, while outside there's a west-facing garden and off-street parking.

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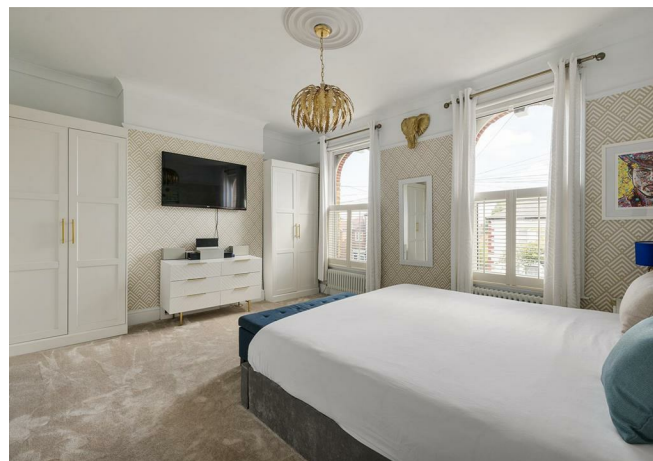
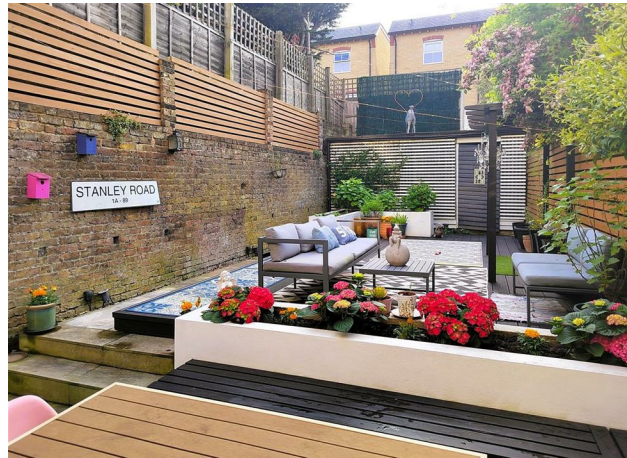
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## IF YOU LIVED HERE...

Thanks to its pristine condition, you can welcome friends and family straight into your 1412 square foot home. The property stays true to its Victorian roots with period details such as fireplaces and ornate cornicing, while bold use of colour and design flair brings a distinctly modern edge.

Head down from your hallway to the lower ground floor, where you'll find a stunning open-plan kitchen/diner and reception space flooded with natural light. The layout has been perfectly planned so you can balance every aspect of life, whether that's relaxing at the rear, dining at the heart, or gathering informally around the kitchen island at the front. Thoughtful details run throughout, from column radiators and bespoke shutters to shaker-style units and a butler sink. At the back, the space flows out seamlessly into your lovingly landscaped west-facing garden. With a decked patio, mature foliage and contemporary slatted fencing, it's the perfect spot to soak up the afternoon sun.

On the ground floor, you'll find two immaculate bedrooms. The larger could just as easily serve as a second reception if you

prefer. The family bathroom is a real highlight, with twin basins, a walk-in shower and a separate bathtub.

Up on the first floor are two further bedrooms, both finished to the same impeccable standard.

Beyond your front door, you're spoilt for choice. The ancient woodlands of Epping Forest are just moments away, while a ten minute stroll brings you to Jones & Sons - fine dining at its best. You'll also find a brilliant choice of supermarkets, including Waitrose and M&S, plus a local cinema. And don't forget the South Woodford farmers' market, held every third Sunday of the month.

## WHAT ELSE?

- South Woodford station is around 18 minutes on foot, with Central line trains whisking you to Liverpool Street in just 20 minutes. Drivers can be on the North Circular within minutes.
- The Railway Bell is less than a mile away and makes an excellent new local, with a great drinks list, hearty food, friendly staff and regular events.
- Families will love the abundance of fantastic primary and secondary schools nearby, one of the reasons Woodford and South Woodford remain so popular with young households.



## A WORD FROM THE OWNER...

"Great neighbours both sides, and a friendly, convenient part of the street to be in. Always been safe and feels like a small community area of six streets, within the local area. Here during lock-down and really loved living in, and enjoying the house! - its space and being able to use it in different ways depending on what we needed it to do. We've used the downstairs area as our main living and kitchen/entertaining area - opening up to the back garden and decking in warm weather or for entertaining. The forest is just across the bridge - and the dogs love it too. Short walk to the station and back. Easy ride to Stratford or Liverpool St etc. Three supermarkets, the International and other shops all walk-able. And so easy to get to on your way home, if you commute. And access to A406, M11 and M25 is good."

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**Kitchen / Diner**

14'9" x 26'1"

**WC**

**Reception Room**

15'3" x 10'8"

**Reception or Bedroom**

12'0" x 13'8"

**Bedroom**

9'9" x 11'11"



**Bathroom**

8'7" x 7'2"

**Bedroom**

15'7" x 11'11"

**Bedroom**

9'11" x 12'0"



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