

Total Area: 67.1 m² ... 723 ft²
All measurements are approximate and for display purposes only

Reception Room
11'9" x 11'3"

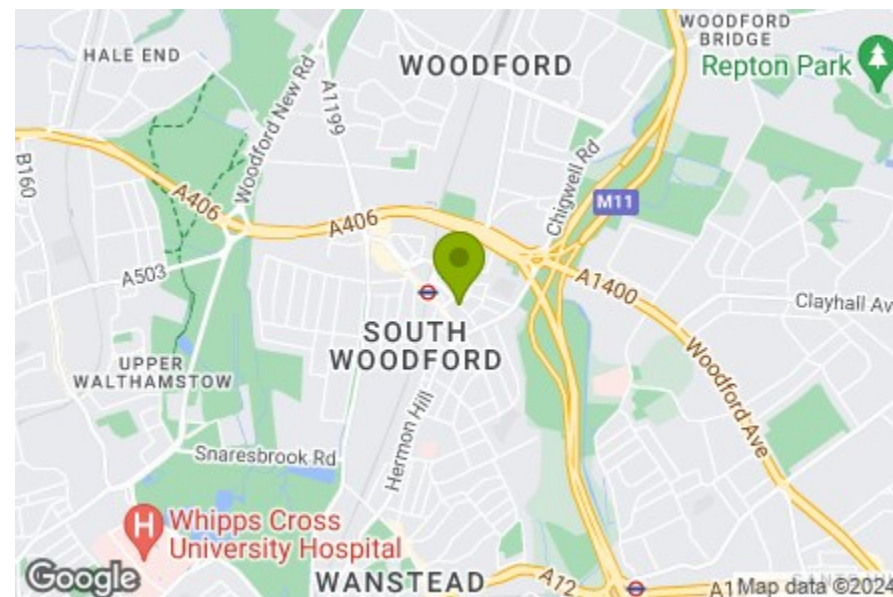
Reception Room
11'9" x 11'1"

Bathroom
5'10" x 7'0"

Bedroom
11'9" x 11'3"

Bedroom
11'9" x 11'1"

Garden
approx. 72'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



VICTORIA ROAD, SOUTH WOODFORD Offers In Excess Of £550,000 Freehold 2 Bed House - Semi-Detached



Features:

- Victorian Cottage
- Two Double Bedrooms
- Semi Detached
- South Facing Garden Approx 75ft
- Modern Kitchen & Bathroom
- Period Charm Throughout
- Close To George Lane
- Moments To South Woodford Station

Charmingly picturesque on the outside, sleek and modern within, this two bedroom cottage also features a lush and secluded garden to the rear and is less than five minutes away from South Woodford Central line tube. The best of all worlds.

Roding Valley Park is less than ten minutes away on foot, for woodlands and open greenery that you can explore all the way to Wanstead Flats in the South, or Ray Park in the North.

REQUEST A VIEWING
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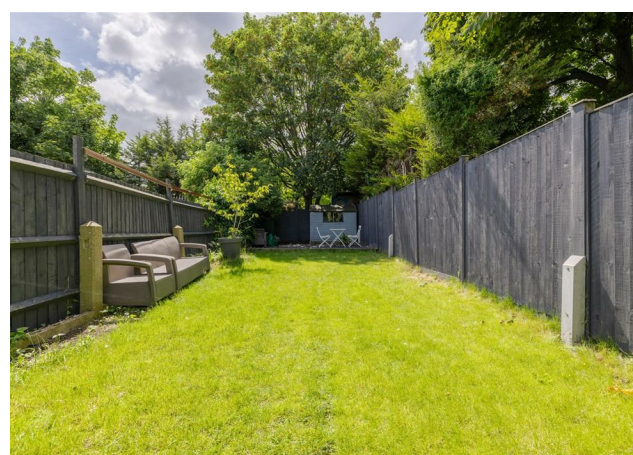
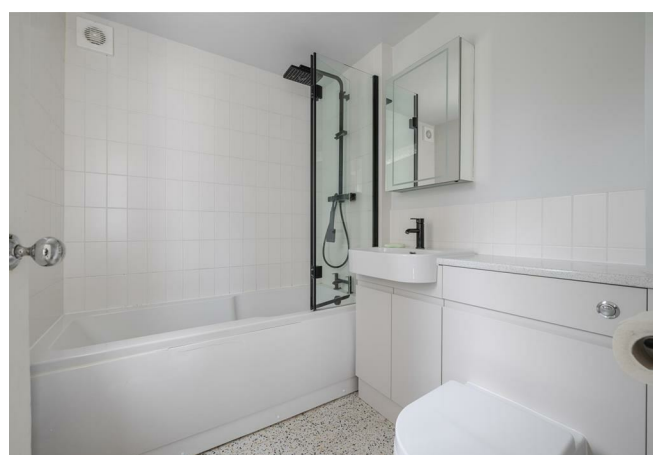
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IF YOU LIVED HERE...

You'll adore that charming picket fence and clapboard frontage, for a welcoming vintage vibe on a daily basis. Step inside for your immaculate 130 square foot front lounge, with blonde hardwood floors and striking vintage hearth set in the sky blue statement chimney breast. Next door your dining room's similarly styled, with its own ornate conversation piece. French doors let natural light in, and you out into the garden.

To the rear, your kitchen's a sleek modern mix of seamless cabinets, rich timber worktops and pristine metro tile splashbacks. After a modest secondary hallway, handy storage cupboard and another point of garden access you have your family bathroom, another modern masterpiece in white with dramatic onyx trim, fixtures and fittings. Upstairs, both bedrooms are tranquil, pastel doubles.

Outside and, as noted, you're barely five minutes on foot from South Woodford tube, where the Central line will get you directly

to Liverpool Street in eighteen minutes, or Tottenham Court Road in twenty seven. Just past the station is George Lane, your local social hub, where you'll find a good range of cafes, gastropubs and supermarkets. Try the Railway Bell, for a lovely bright dining room and an especially warm welcome.

WHAT ELSE?

- Don't forget your garden, south facing, seventy five foot long stretch of lush lawn flanked by timber fencing and overseen by mature trees, with a secluded, shady slate seating spot at the end.
- A ten minute stroll up George Lane gets you to the landmark Art Deco Odeon cinema.
- Wanstead High Street is around a twenty minute stroll away, and another fine spot for evenings and weekends out, with some superb independent gastropubs and lovely cafes.



A WORD FROM THE OWNER...

"We feel very lucky to have called this house our first home. The property itself is beautiful and distinctive, and we've loved having such a large garden. The location is fantastic being so close to the tube station and all the shops, cafes and restaurants South Woodford has to offer. We also benefit from being so close to places like Wanstead and Epping Forest. Since we moved in six years ago, we have got married, got a cat and started a family so we'll be gutted to leave somewhere with so many memories, but we hope the next owners have as much happiness here as we have had."

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