

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



12 Cowslip Road, South Woodford, London, E18 1JW

Price Guide £900,000

- Guide Price £900,000 - £1,000,000
- Finish to a high standard
- Period features
- Short walk to Central Line
- Extended
- Beautiful four-bedroom Victorian home
- Stylish open planned kitchen
- Close to George Lane Shops
- Luxurious family bathroom
- Brick fronted



Total Area: 132.1 m<sup>2</sup> ... 1422 ft<sup>2</sup>  
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.

## 12 Cowslip Road, London E18 1JW

This stunning four-bedroom Victorian townhouse offers a perfect blend of period character and contemporary living, set on a quiet residential street just moments from South Woodford Station.



Council Tax Band: E



Guide Price £900,000 - £1,000,000

Behind its beautifully preserved brick facade lies a thoughtfully extended and refurbished family home, providing over 1,400 sq ft of bright, stylish accommodation arranged over three floors.

The welcoming entrance hall opens into a spacious front reception room featuring a bay window with bespoke shutters, high ceilings, and elegant detailing, creating a warm and inviting first impression. To the rear, the impressive open-plan kitchen and dining space forms the heart of the home. Designed with entertaining in mind, it features sleek cabinetry, marble worktops, integrated appliances, and a large central island. Skylights and full-width bi-fold doors flood the space with natural light and open out onto a beautifully landscaped rear garden, complete with decking and lawn, ideal for al fresco dining and family gatherings.

Upstairs, the principal bedroom boasts generous proportions, fitted wardrobes, and a feature fireplace, while the remaining three bedrooms offer excellent flexibility for children, guests, or a home office. The family bathroom is luxuriously appointed, featuring a freestanding bath, a separate rainfall shower, and contemporary finishes throughout. Every corner of this home has been carefully designed to create a seamless balance of comfort, elegance, and functionality

For those who enjoy the outdoors, the nearby Epping Forest and Roding Valley Park offer beautiful green spaces for walking, running, and cycling. The area is also renowned for its outstanding local schools, sports clubs, and strong community spirit — making it an ideal place to call home.

South Woodford is one of East London's most sought-after locations, popular with families and professionals alike. The property is within walking distance of George Lane, a vibrant high street offering a variety of boutique shops, cafés, restaurants, and amenities, including the much-loved Art Deco Odeon cinema. Excellent transport connections are on your doorstep, with South Woodford Central Line Station providing direct

access to Liverpool Street and the West End in under 30 minutes.

**Property Information / Disclaimer**  
FREEHOLD

EPC Rating: D  
Council Tax Band: E

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.