

## Directions

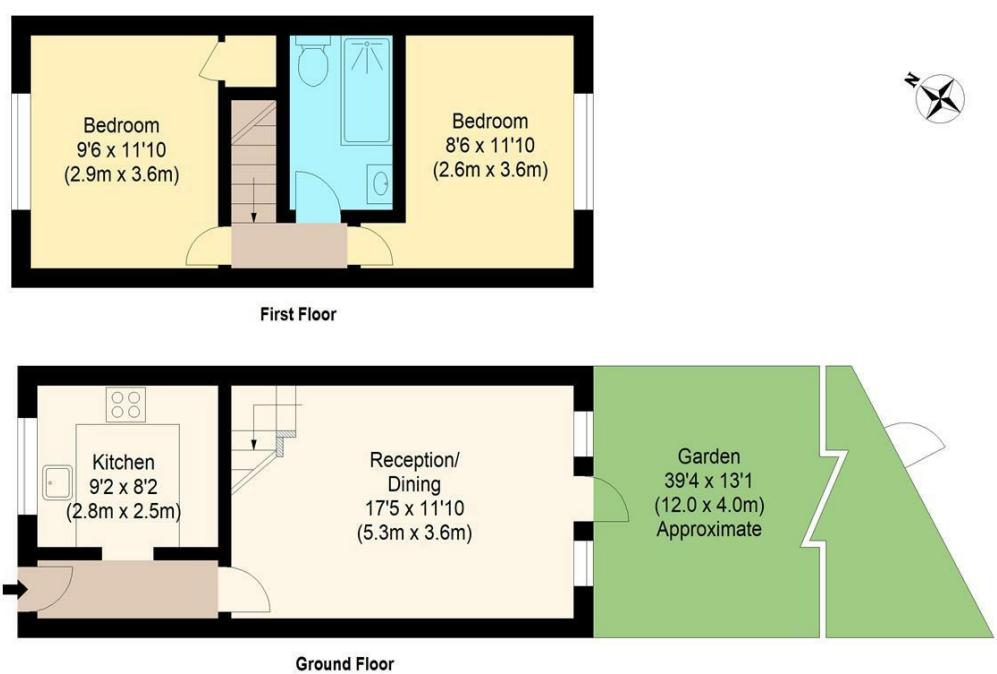
## Viewings

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

## EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	91
(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



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 10/3/2025



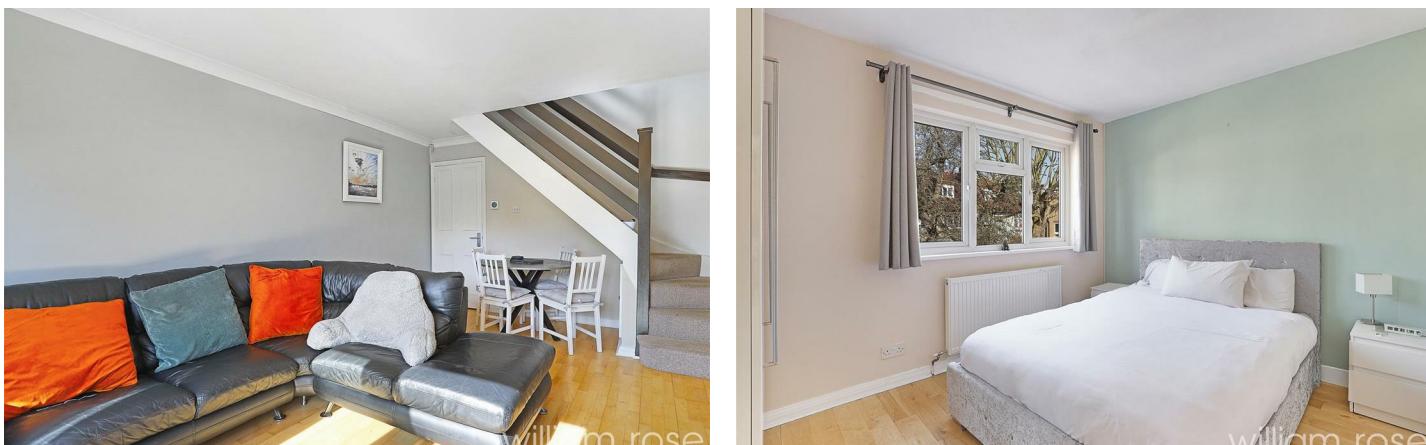
54A Fullers Road, South Woodford, London, E18 2QA

Offers Over £500,000

- Two Bedrooms
- Terraced
- Modern Fitted Kitchen
- Spacious Lounge/Diner
- South-Facing Garden
- Family Bathroom
- Well-proportioned
- Bright & Airy
- Close to Amenities and Schools
- Walking Distance to Central Line

## 54A Fullers Road, London E18 2QA

Tucked away on a peaceful, tree-lined residential street, this beautifully presented two-bedroom terraced home effortlessly combines comfort, style, and practicality. From the moment you step into the inviting entrance hallway, you'll be welcomed by bright and spacious living accommodation designed for modern living.



The heart of the home is the thoughtfully designed kitchen, featuring elegant white cabinetry and rich wood countertops that strike the perfect balance between classic charm and contemporary functionality. This space is as stylish as it is practical, making it a joy to cook and entertain in. The reception room offers a seamless connection to the property's impressive south-facing garden, a true highlight of this home. Rarely found in both size and layout, this outdoor sanctuary provides endless possibilities—whether you envision vibrant flower beds, a flourishing vegetable patch, or a dedicated space for al fresco dining and entertaining. Bathed in sunlight throughout the day, the garden creates a perfect extension of the indoor living space, enhancing the sense of tranquillity and openness. Upstairs, the home continues to impress with two generously sized bedrooms, each designed to offer comfort and serenity. The well-appointed family bathroom combines modern design with a touch of luxury, providing a stylish and relaxing retreat after a long day.

Situated in the heart of South Woodford, Fullers Road is a highly sought-after location known for its blend of suburban charm and excellent connectivity. Just a short walk from South Woodford Underground Station (Central Line), the area offers swift access to the City and West End. The vibrant George Lane is nearby, boasting a fantastic selection of cafés, restaurants, and independent boutiques, while the lush green spaces of Epping Forest and Roding Valley Park provide a welcome escape into nature. Families will appreciate the area's excellent schools, and with easy access to the A406 and M11, commuting by car is just as convenient. Fullers Road offers the perfect balance of peaceful residential living and vibrant local amenities, making it a wonderful place to call home.