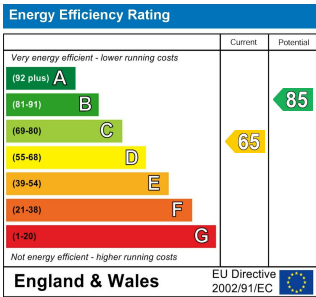




Total Area: 137.9 m<sup>2</sup> ... 1484 ft<sup>2</sup> (including Garage - 333 sq ft)  
All measurements are approximate and for display purposes only.



## SOUTH VIEW DRIVE, SOUTH WOODFORD

### Offers In Excess Of £900,000 Freehold

### 3 Bed House - Semi-Detached



#### Features:

- Semi Detached 1930s Family Home
- Three Bedrooms
- Wide Plot with Incredible Potential for Development (STP)
- Driveway for Multiple Cars
- Full of Charm and Natural Light
- Close to Shops & Amenities
- Five Minute Walk to South Woodford Station
- Within Catchment for A Fantastic Selection of Schools

This delightful 1930s semi-detached family home, with three bedrooms, presents an exciting opportunity to create the perfect dream residence. Brimming with character and an abundance of natural light, it is set on a generously wide plot, offering ample space to reimagine and enhance. The home's timeless charm provides the perfect canvas for a vibrant and welcoming living space.

Ideally situated just moments from South Woodford Station, it offers seamless and direct access into Central London, making it an excellent choice for commuters. The surrounding area boasts a wonderful mix of lush green spaces alongside an array of shops, cafes, pubs, and restaurants, ensuring a vibrant community atmosphere. This home is a fantastic find, blending potential, location, and lifestyle.

REQUEST A VIEWING  
0203 3691818

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
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0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

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IF YOU LIVED HERE...

Entering your property is effortlessly convenient. The expansive driveway and large garage provide ample parking and storage space, comfortably accommodating multiple vehicles. Inside, the property offers two well-appointed reception rooms. The back reception room, with French doors and surrounding windows, opens directly onto the garden, creating a bright and airy space. The front reception room features a classic bay window, filling the space with natural light and enhancing its warm, welcoming ambiance. The galley kitchen leads to a door that opens directly into the back garden, offering potential for extension or reconfiguration into an open-plan design with the adjoining reception room. Adjacent to the kitchen, a thoughtfully placed downstairs W/C adds to the home's practicality.

The large back garden, adorned with mature trees, offers a unique blend of versatility and natural beauty. Upon entry, an elevated patio provides the perfect space for hosting barbecues and outdoor gatherings. As you move further into the garden, you'll find yourself immersed in a tranquil, forest-like setting—a private retreat that feels worlds away while still being part of your home. Upstairs, the master bedroom at the front of the house offers potential for refurbishment, whether enhancing its classic style or adding modern touches. The second double bedroom overlooks the leafy back garden, while the third bedroom, though smaller, is versatile enough to serve as a home office, nursery, or guest room. The spacious bathroom accommodates both a bathtub and a separate shower, offering the chance to design a functional and luxurious space.

Surrounded by open green spaces, you have access to some of the area's most scenic locations. Wanstead Flats, a vast open space and the southern gateway to Epping Forest, is perfect for walking, cycling, and sports, while also serving as a haven for wildlife and community events. Nearby, Roding Valley Park provides scenic trails for strolling or cycling, open spaces for picnics, and opportunities to enjoy the rich local wildlife. For a well-deserved break, Wanstead Golf Club is just a 10-minute drive away and provides a fantastic setting for a round of golf.

A short 7-minute walk takes you to George Lane, South Woodford's lively high street, brimming with a variety of shops, cafes, restaurants, and pubs. Treat yourself to brunch at Bobo & Wild, known for its all-day offerings and specialty coffee, or head to the local cinema for some entertainment. As you stroll through George Lane, you'll find yourself immersed in its vibrant atmosphere, perfect for shopping, dining, or simply enjoying the community vibe.

WHAT ELSE?

Your new home is ideally situated near excellent schools, including Churchfields Infant and Junior Schools, just a 20-minute walk away. Renowned for their nurturing environment and outstanding Ofsted rating, they provide an excellent foundation for younger children. For older students, Wanstead High School offers a broad curriculum and strong community connections, ensuring a high-quality education at every stage.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON  
E18 ASSISTANT MANAGER

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**Reception Room**  
14'6" x 12'11"

**Reception Room**  
14'0" x 11'5"

**Kitchen**  
10'11" x 8'0"

**WC**

**Bedroom**  
14'6" x 13'0"



**Bedroom**  
11'4" x 7'8"

**Bedroom**  
12'0" x 10'11"

**Bathroom**  
11'1" x 7'7"

**Garage**  
29'2" x 10'6"

**Garden**  
65'7"



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