



PULTENEY ROAD, SOUTH WOODFORD

Offers In Excess Of £775,000 Freehold

3 Bed House - Detached



Features:

- Detached Victorian Home
- Three Bedrooms
- Driveway
- Period Features
- Beautifully Presented
- Two Minute Walk to South Woodford Station
- Shops on Your Doorstep
- Catchment for Fantastic Selection of Schools

Enviably located mere minutes from the heart of South Woodford, this bright and beautifully restored three-bedroom detached home has all the makings of a dream home.

There's the low-maintenance garden at the rear, off-street parking at the front, and a vast open-plan kitchen-diner, two reception rooms, utility space, family bathroom — not to mention all those gorgeous period features in between. Commuters will love the proximity to the Central line, while parents will appreciate being within the catchment area for a fantastic selection of schools.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Prepare to be impressed as you approach your charming home, occupying an ideal corner position that provides an abundance of natural light as well as off-street parking. The interiors are just as lovely, with thoughtful touches such as period detail, column radiators, immaculate decor, and bespoke carpentry and panelling throughout.

You'll love relaxing in the first reception room, where soft carpeting complements the immaculate finish. However, the heart of the home is your impressive dual-aspect kitchen/diner/second reception space, with spotless parquet flooring running throughout. Features such as a wood-burning stove contrast beautifully with olive green units, brass fittings, and glossy worktops, while the double oven and integrated appliances add real convenience.

Step through the rear doors into your low-maintenance garden — perfect for al fresco dining, with ample storage space, too.

Upstairs, you'll find three immaculately decorated bedrooms, two of which benefit from impressive built-in storage. The family bathroom has been stunningly designed, boasting both a freestanding tub and a spacious walk-in shower.

There's plenty of greenery nearby, including Epping Forest and Roding Valley Nature Reserve — a glorious haven of wildlife and walking trails. South Woodford also offers a brilliant selection of shops, including a Waitrose, M&S, and even an Odeon cinema — all just minutes from your front door.

South Woodford station is just a two-minute stroll away, with the Central line getting you to Liverpool Street in around 20 minutes. Drivers can also access the North Circular within minutes.

WHAT ELSE?

- Make the Railway Bell your new local. Less than three minutes away, this traditional pub offers a cracking beer list, great food, friendly staff, and plenty of entertainment.
- Fancy a bite to eat? Head to Bobo & Wild, an independent cafe renowned for sourcing exceptional ingredients to create standout brunches — just five minutes away on foot. Just 0.6 miles away, you'll find Jones & Sons, the sister restaurant to the Dalston dining hotspot — a must-visit. Be sure to mark your calendar for every third Sunday of the month, when the South Woodford Farmers' Market takes place.
- Parents will be pleased to know there's an abundance of highly regarded primary and secondary schools in the area — one of the many reasons South Woodford is so popular with families!



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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Kitchen / Dining / Reception Room

13'8" x 22'4"

Reception Room

12'10" x 11'10"

Bedroom

13'8" x 12'11"

Bedroom

7'3" x 8'9"

Bedroom

12'9" x 11'9"

Bathroom

9'7" x 5'7"

Utility Room

Garden

29'6"



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