

CARNARVON ROAD, SOUTH WOODFORD

Offers In Excess Of £700,000 Freehold

3 Bed House



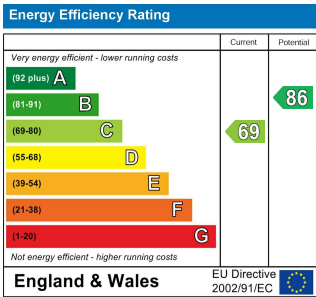
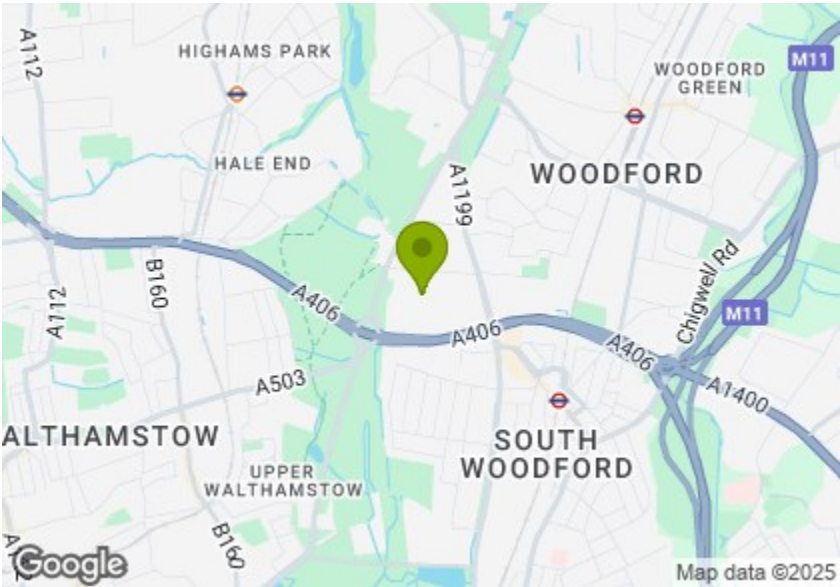
Features:

- Brick Fronted Victorian Terraced House
- Three Bedrooms + Upstairs Bathroom
- Full of Charm & Natural Light
- Extended Kitchen-Diner
- Well Maintained Mature Garden
- Double Glazed Sash Windows
- Driveway With EV Charger
- Catchment for Fantastic Selection of Schools
- Close to Epping Forest
- 10min Walk to George Lane

This handsome brick-fronted Victorian terrace sits on a quiet, tree-lined street in the heart of E18, just a short walk from George Lane and close to the open greenery of Epping Forest.

Inside, the home is full of warmth and natural light, with three bedrooms, an upstairs bathroom and plenty of original character throughout. The extended kitchen-diner is a real highlight, while the mature garden is well maintained and full of life.

You've also got double-glazed sash windows, a driveway with an EV charger, and you're in catchment for a fantastic choice of local schools. All in all, a lovely family home in a brilliantly connected spot.



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IF YOU LIVED HERE...

Beyond the convenience of your private driveway, you're welcomed into a bright and beautifully balanced double reception. Bay windows flood the space with natural light, while the soft palette, parquet flooring and original-style mantelpiece add a real sense of warmth and period charm.

To the rear, the extended kitchen/diner is just as inviting. Sleek units and high-quality fittings are set beneath a glazed side return, creating a light-filled space that's perfect for everyday living or entertaining. It all looks out over your impressively long garden—a leafy, secluded haven framed by mature planting and classic brickwork.

Upstairs, the first floor hosts two generous double bedrooms and a third single—ideal as a home office or nursery—all accessed from an immaculate landing. A spacious family bathroom with a full-size tub completes the layout.

As well as your own generous garden, you've got the ancient woodlands of Epping Forest just minutes away—perfect for

weekend strolls or a quick escape into nature.

Urban perks are in strong supply too. South Woodford is home to a great mix of independent and well-loved names, including the new branch of Jones & Sons—fans of the original Dalston location (and the film Boiling Point, which was shot there) will know this is seriously good dining.

You've also got a brilliant choice of supermarkets, including M&S and Waitrose, plus your very own cinema just a 12-minute walk from the front door. Gail's bakery is just as close for your coffee and pastry fix, and don't forget to pop along to the farmers market every third Sunday—it's a local favourite.

WHAT ELSE?

- Your new local? How about the Railway Bell. It's only a short stroll, plus it has friendly staff, a great selection of ales and food.
- South Woodford station is 20 minutes on foot, where the Central line can take you to Liverpool Street in another 20 mins.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, one of the reasons this area 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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Reception Room
10'11" x 13'6"

Bedroom
9'0" x 12'0"

Reception Room
11'5" x 12'0"

Bedroom/Study
4'8" x 6'2"

Kitchen / Diner
14'0" x 11'11"

Bathroom
8'1" x 5'8"

Bedroom
14'3" x 11'5"

Garden
49'2"



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