

WAVERLEY ROAD, SOUTH WOODFORD

Offers In Excess Of £675,000 Freehold

2 Bed House - Terraced



Features:

- Two Bedroom Terraced House
- Modern Integrated Kitchen With Solid Quartz Worktops
- Extended Kitchen
- Landscaped West Facing Garden
- Garden Studio
- Wooden Sash Windows & Plantation Shutters
- Farrow & Ball Paint Throughout
- Beautiful Traditional Porch & Frontage
- Open Plan Entertaining Space

This beautifully presented two-bedroom home blends period charm with contemporary design, offering a refined setting for modern living. A traditional porch and graceful frontage set the tone before you enter, where an extended open-plan entertaining space forms the heart of the home, complemented by a modern kitchen finished with solid quartz worktops. Beyond, a landscaped west-facing garden creates an inviting retreat, complete with a versatile garden studio. Throughout, wooden sash windows and plantation shutters enhance the elegant feel, while Farrow & Ball tones add depth and character, completing the home's timeless appeal.

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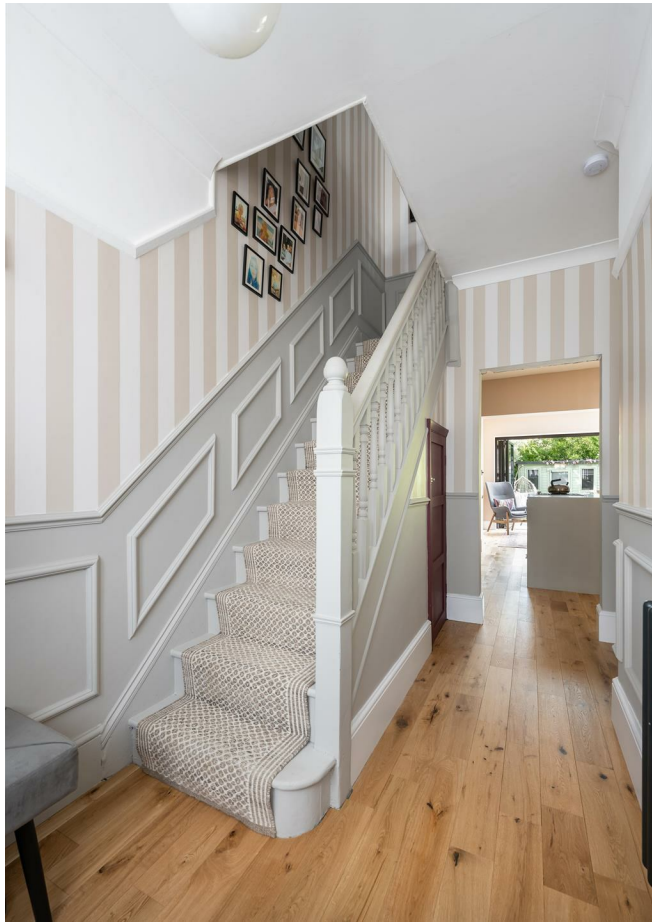
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IF YOU LIVED HERE...

The approach to the house is picturesque, with an arched brick doorway framing a pastel-toned front door, set above patterned tiling and softened by greenery. Stepping inside, the hallway introduces the calm, immaculate style that continues throughout, with wooden flooring, decorative detailing, and a staircase rising gently to the first floor.

In the reception room, a period fireplace takes centre stage while a wide bay window with shutters brings in gentle light. Glazed partitioning doors lead through to the expansive kitchen and dining space, where rich cabinetry, striking surfaces, and a central island sit beneath a generous skylight. Oak flooring runs the length of the room, while full-width bifolding doors draw the eye to the garden beyond.

Outdoors, a terrace steps down to a lush, green retreat framed by mature planting, offering both privacy and beauty in equal measure. At the far end, a thoughtfully designed garden studio provides additional space, finished in muted tones with timber accents and large windows that fill the interior with natural light, ideal as a workspace or peaceful hideaway.

Upstairs, the landing feels open and bright. The main bedroom is graced with tall fitted wardrobes and a bay window, while the second double bedroom also

features built-in wardrobes, softened by pale tones and a shuttered outlook. Completing this level, the bathroom blends dark wood flooring with rich green tiling and a freestanding tub, its soothing details creating a space of relaxation and indulgence.

Set within a well-connected corner of South Woodford, the home enjoys easy reach of George Lane, where independent boutiques, welcoming cafés and favourites such as The Railway Bell, a traditional pub with a friendly atmosphere, and Bobo & Wild, known for its vibrant brunches and evening small plates, create a thriving hub for daily life. A short walk away, the local cinema offers a relaxed setting to enjoy the latest films and community events. For green space, Elmhurst Gardens is a peaceful setting for a stroll, while nearby Roding Valley Park stretches out with open paths along the river. A little further afield, the ancient woodlands of Epping Forest promise endless opportunities for exploring, cycling, or simply unwinding.

WHAT ELSE?

South Woodford Station is around a fifteen-minute walk, connecting you to the Central line for easy journeys into the city. You'll also find a good choice of bus routes nearby, linking to surrounding neighbourhoods such as Wanstead, Snarebrook and Woodford, with further connections into Walthamstow and Leytonstone, keeping travel across east London simple and well served.



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

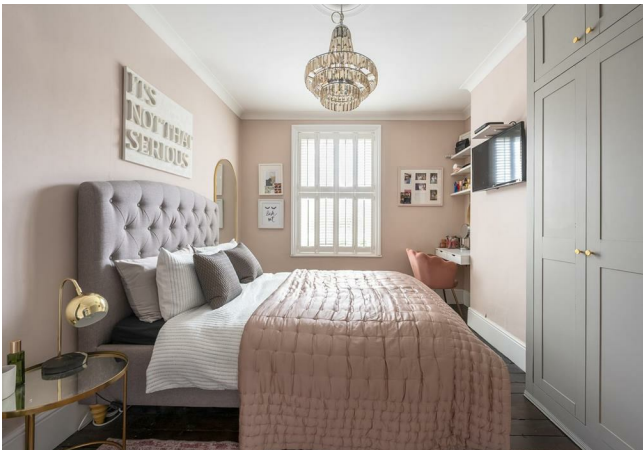
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Reception
10'9" x 16'4"/16'4"

Bedroom
10'2" x 13'6"

Kitchen
17'0" x 10'4"

Bathroom
6'2" x 7'4"

Dining Room
14'8" x 8'9"

Garden
approx. 52'3" x 18'0"

Bedroom
17'0" x 12'8"

Garden Studio
9'6" x 6'9"



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