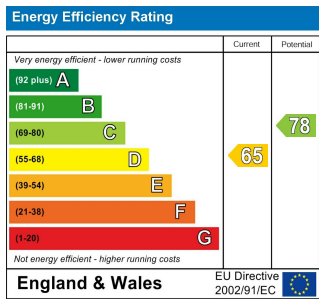
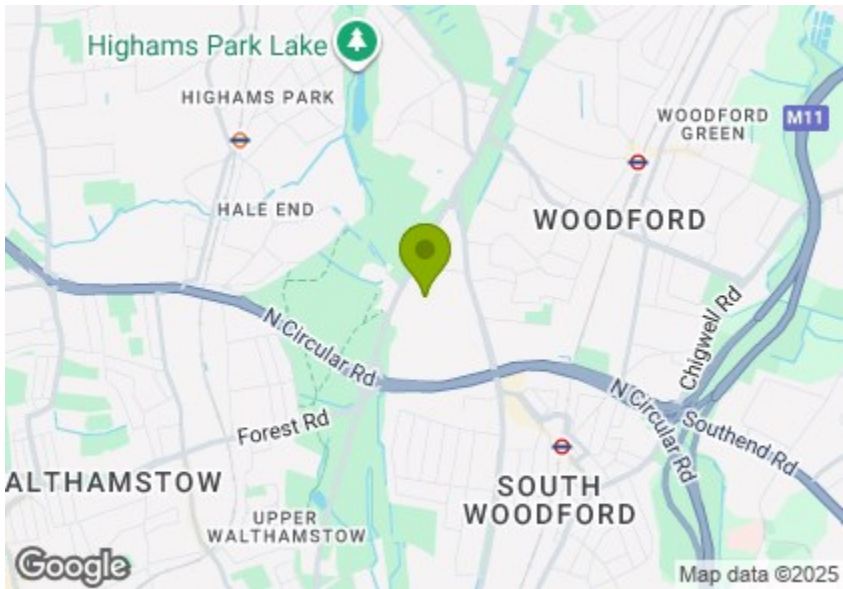




Total Area: 147.4 m² ... 1586 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DERBY ROAD, SOUTH WOODFORD

Offers In Excess Of £1,000,000 Freehold

5 Bed House - Semi-Detached



Features:

- Exquisite Victorian Townhouse
- Semi Detached With Side Access
- Five Comfortable Bedrooms
- Timeless Architectural Elegance
- Soaring Ceilings & Period Details Throughout
- Premier No Through Road Location
- Moments From Epping Forest
- Chain Free

This elegant Victorian townhouse blends historic charm with impressive proportions, providing five comfortable bedrooms arranged across three well-balanced floors. Semi-detached and benefiting from side access, it enjoys a prime no-through road position that offers both tranquillity and exclusivity. Inside, lofty ceilings and refined period detailing bring character and grace to each room. Just moments from the green expanse of Epping Forest and available chain free, this is a rare opportunity in a highly sought-after setting.

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IF YOU LIVED HERE...

The house stands with presence, its façade defined by elegant detailing and a distinctive decorative dormer window that catches the eye. A fresh palette with contrasting trim highlights the period charm, while greenery and a curved wall frame the approach. The painted front door, set beneath a decorative canopy, is complemented by patterned tiles that guide you inside with charm.

Once through the door, a gracious hallway introduces the home with softly painted walls, wood flooring and a graceful staircase leading upwards. The large through lounge is beautifully proportioned, with the front centred around a marble fireplace and bay window fitted with shutters. Cornicing, a ceiling rose and parquet flooring bring timeless appeal. At the rear, there is another handsome fireplace and double doors that open onto the garden, a space as suited to lively gatherings as it is to quiet evenings.

The dining room is bright and generous, its bay window drawing in natural light and offering an effortless connection to the adjoining kitchen. Here, skylights and glazed doors create an airy feel, linking directly to the garden. Outside, a paved terrace leads onto a lawn framed by mature planting, with a leafy pergola and barbecue nook adding character. A shed and side return complete this inviting retreat.

Upstairs, the first floor hosts two bedrooms, the front with twin sash windows and full-height wardrobes, while the middle offers a restful second double. The bathroom

is finished in soft grey tiling and includes a bath with overhead shower, complemented by a separate WC. Above, a skylight over the landing draws light down through the stairwell, illuminating three further bedrooms. The front is especially spacious with dual-aspect windows, the middle features a decorative fireplace, and the rear provides another comfortable double, together creating a versatile and appealing top floor.

Set in a desirable corner of South Woodford, the home is moments from George Lane, the lively heart of the neighbourhood. Here you'll find an appealing mix of independent boutiques, the much-loved local cinema and a fine choice of eateries including Jones & Sons and Bobo & Wild. For those who enjoy the outdoors, Epping Forest lies only around five minutes on foot, offering endless woodland walks, while Churchfields Recreation Ground provides open green space and a well-equipped playground within easy reach. Families are especially well served by excellent schooling, with the outstanding Churchfields Infant and Junior School less than a ten minute walk away.

WHAT ELSE?

South Woodford is your nearest station, around twenty minutes away, placing the Central line within easy reach for swift journeys into the City and West End. The area is also well connected by an excellent bus network, with routes linking to neighbouring areas such as Wanstead, Walthamstow and Woodford.



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, Sainsbury's, 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 picks for food include the Japanese restaurant Sakura and local favourite Nino's. 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. All round, it's a fantastic place to call home."

BEN CHARLETON
E18 ASSISTANT BRANCH MANAGER

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Reception
11'6" x 14'9"

Reception
9'5" x 11'11"

Storage

Dining Room
10'7" x 11'11"

Kitchen
8'10" x 15'8"

Bedroom
15'10" x 11'10"

Bedroom
9'10" x 11'3"

WC

Bathroom
8'8" x 8'0"

Bedroom
16'0" x 11'10"

Bedroom
9'9" x 11'3"

Bedroom
8'10" x 11'11"



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