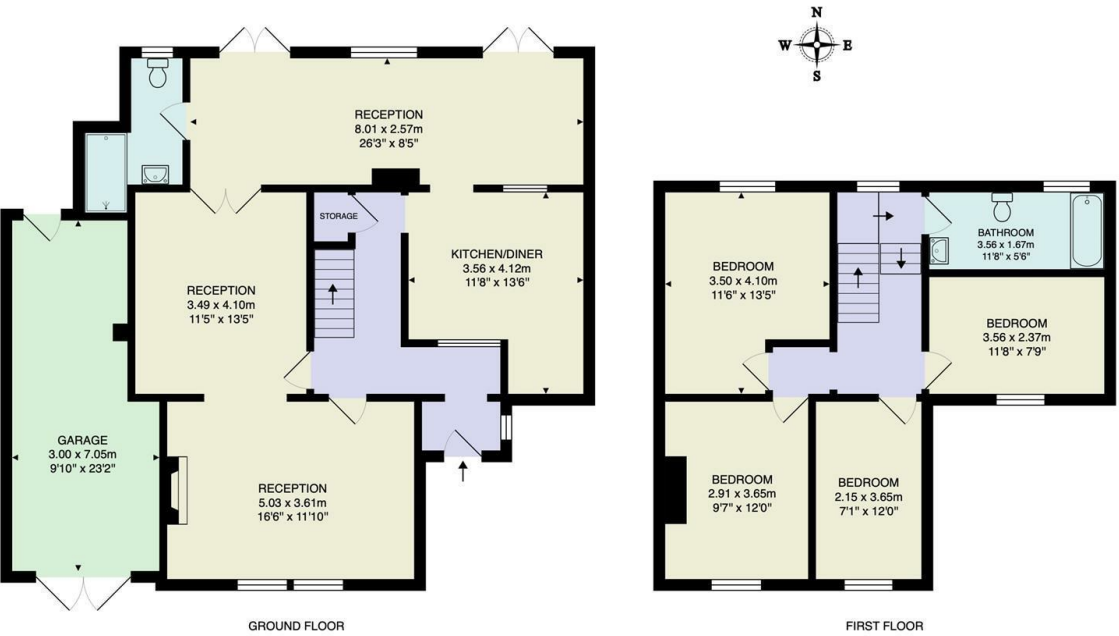




Total Area (Excluding Garage): 162.0 m² ... 1744 ft²

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 £1,200,000 Freehold
4 Bed House - Detached



Features:

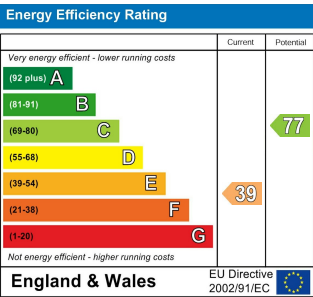
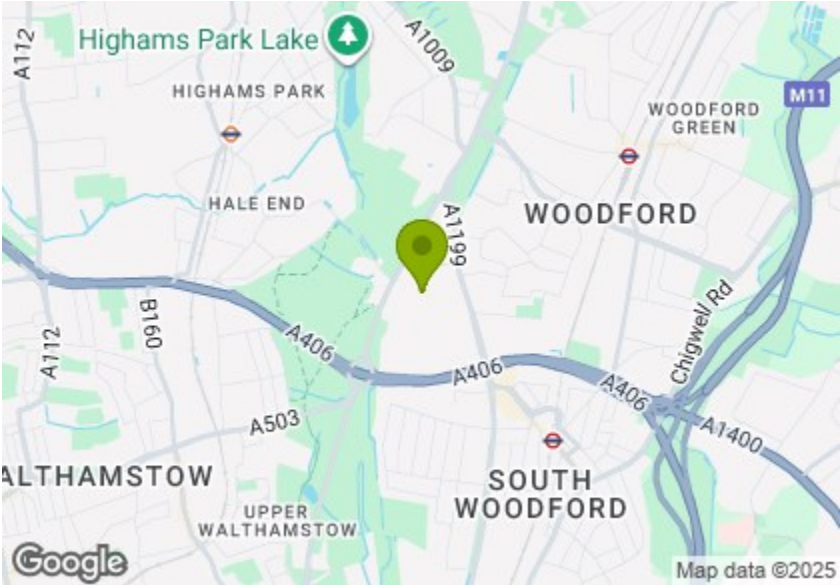
- Detached Victorian Residence
- Four Comfortable Bedrooms
- Driveway For Multiple Cars & Integral Garage
- Three Reception Rooms & Ground Floor WC-Shower
- Well Stocked Secluded Rear Garden
- Period Features & Potential To Extend
- Premier No Through Road Location
- Short Walk To Epping Forest & George Lane

This timeless and unique four-bedroom Victorian detached home enjoys a fantastic position on a peaceful no-through road, just moments from the edge of Epping Forest and within easy reach of South Woodford's charming amenities, including Ofsted Outstanding primary and secondary schools, great transport links and an array of brilliant eateries.

At 1744 square feet, with potential to extend further, 'South Villa' offers both quality and quantity; a gorgeous blend of period features and characterful contemporary updates. You'll find multiple living spaces, two bathrooms, immaculate decor, ample storage, a large garage, a driveway for several cars, and a secluded garden.

With its generous proportions and welcoming character, this is a home designed to grow with you for years to come.

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IF YOU LIVED HERE...

Your peaceful tree-lined street sets a tone that's continued inside, the proportions are epic, the design is well-balanced and the decor is serene.

The front South-facing reception room is filled with light from generous double-glazed sash windows, highlighting soft tones, timber flooring, and a cosy wood-burning Clearview stove. A recessed opening at the rear creates a wonderful open-plan flow into the second reception, where wall panelling and a ceiling rose add to the period appeal.

Beyond lies a third reception, connected by glazed internal doors, a bright, sunny space overlooking your secluded garden. From here, you have access to the charming kitchen, featuring Farrow & Ball painted wooden cabinetry, Caesarstone quartz worktops, Fired Earth tiling, butler sink, induction hob and a breakfast bar, perfect for casual dining.

Step outside into your spacious rear garden, where custom beds, a generous lawn, and a mini summerhouse make this a wonderful spot for entertaining or relaxing alike. A recently landscaped patio area provides the perfect spot for outdoor catering, and a range of beautiful trees offer privacy and a haven for visiting wildlife.

Upstairs, you've got four bedrooms, with stylish décor and some artful storage

solutions. The characterful panelled family bathroom features vintage-style fittings and decorative tiles from Milagros, while the ground floor shower room includes a walk-in shower and striking washstand basin.

Beyond your front door, you're truly spoilt for choice. The ancient woodlands of Epping Forest are just moments away, as are the amenities of South Woodford. A little further afield, but still walking distance, are Wanstead, Wood Street and Higham's Park. You'll also find a brilliant range of supermarkets, including Waitrose and M&S, plus a local cinema, drama centre, Pilates studios and South Woodford's popular farmers' market, held every third Sunday of the month.

WHAT ELSE?

- South Woodford station is around 15 minutes on foot, with Central line trains whisking you to Liverpool Street in just 20 minutes. The Overground from Higham's Park is also an easy walk, providing easy access to buzzy East London and Liverpool Street.
- Families will love the abundance of excellent primary and secondary schools nearby, one of the many reasons Woodford and South Woodford remain so popular with young households.
- At the time of listing, the property is in the catchment area for inter alia the Ofsted Outstanding Churchfields primary school (<10 minutes by foot) and for the Ofsted Outstanding Woodbridge High school for secondary, in addition to a host of grammar and private options.
- Weekend ramble? Head to the Doughnut, a perfect circle of manicured lawn in the



A WORD FROM THE OWNER...

"We have loved living here.

The area is brilliant: diverse, neighbourly and safe. The forest is on the doorstep, under a five-minute walk away. Transport links are fantastic. We've felt really connected to buzzy NE London, whilst feeling like we are somewhere safe, tranquil and brilliant for families.

The house is detached and is a no-through road, so is very peaceful. It has an interesting history, having been built within the grounds of William Morris's childhood home (Woodford Hall).

Since buying the house nearly ten years ago, we have sensitively restored it to emphasise its historical features and to make it more sustainable. The house was fully rewired and redecorated in 2017, using Farrow & Ball paint and historic materials. We also installed double-glazed Ventrrolla sash windows throughout, upgraded the boiler and installed a Clearview woodburning stove, so the house is cosy in the winter months.

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Reception
16'6" x 11'10"

Reception
11'5" x 13'5"

Shower Room

Reception
26'3" x 8'5"

Kitchen/Diner
11'8" x 13'6"

Storage

Bedroom
11'5" x 13'5"

Bedroom
9'6" x 11'11"

Bedroom
7'0" x 11'11"

Bedroom
11'8" x 7'9"

Bathroom
11'8" x 5'9"

Garage
9'10" x 19'10"

Garden
41'0" x 39'8"



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