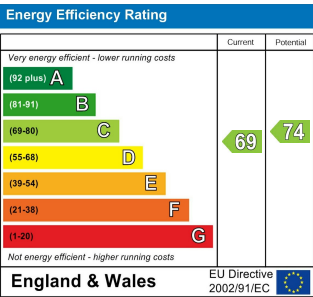


Total Area (Excluding Eaves Storage): 113.5 m<sup>2</sup> ... 1222 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



AVON WAY, SOUTH WOODFORD  
Offers In Excess Of £775,000 Freehold  
3 Bed House



Features:

- Three Bedrooms
- Loft Converted
- Quiet Cul-De-Sac Location
- Short Walking Distance to South Woodford Station
- Link Detached Home
- Off Street Parking
- Ground Floor WC

Set within a quiet cul-de-sac, this link detached home offers a thoughtfully arranged layout across three floors, including a loft-converted third bedroom that adds valuable flexibility. Off-street parking provides everyday convenience, while a ground floor WC is a practical addition for modern living. The home's position allows for an easy walk to South Woodford Station, making daily trips into central London straightforward without sacrificing a more peaceful residential setting. Altogether, the setting offers everyday ease with a real sense of community in an established East London neighbourhood.

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E17 & E10  
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0203 397 9797

E18 & IG8  
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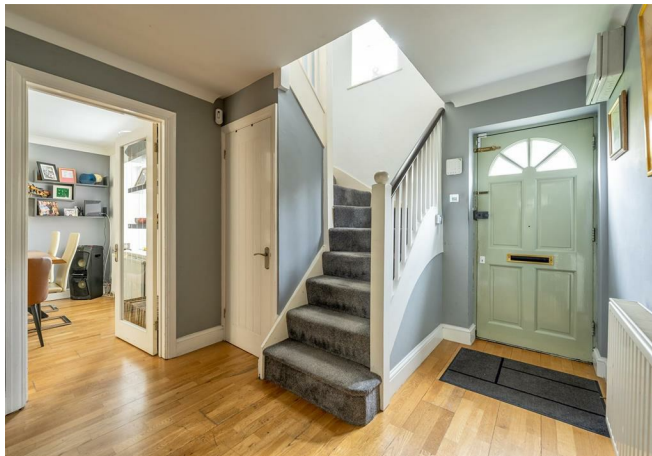
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#### IF YOU LIVED HERE...

From the moment you step inside, the entrance hall sets a welcoming tone, with built-in storage neatly tucked away and the staircase leading naturally to the upper floors. Daylight filters down from above, adding to the sense of ease as you move through the ground level. Just off the hall is a neatly kept WC with a window, along with a separate kitchen at the rear. Here, a long run of cabinetry and generous work surfaces creates a practical, organised room, finished with a glazed door that opens directly onto the garden and frames the view of the lawn.

In the reception room, a bay window to the front brings in natural light, while glazed doors at the back lead out to the patio and garden beyond. The layout works comfortably for both relaxing and dining, with an easy, natural flow from one area to the other. Outside, the garden offers a broad lawn edged by established planting and a paved area beside the house for outdoor meals or quiet moments, all enjoying a quietly secluded feel.

Upstairs, the first floor offers two well-proportioned bedrooms, each kept neutral and easy to adapt. A family bathroom serves this level, fully tiled and complete with a window for ventilation and daylight. The top floor is devoted to a spacious loft bedroom, where glazed doors open onto a Juliet balcony and built-in storage keeps everything neatly contained. An ensuite finishes the

arrangement, creating a restful and private retreat.

Just beyond the front door, daily life is anchored by the characterful George Lane, with favourite local names such as Bobo & Wild, a stream of independent boutiques, a local cinema and the popular Railway Bell, known for its welcoming atmosphere and lively social scene. For a change of pace, it's a comfortable walk into Wanstead, where the high street offers a different mix of cafés, shops and restaurants, perfect for leisurely weekends. Green open space is close at hand too, with Eagle Pond, part of Epping Forest, offering scenic walks and a welcome breath of fresh air. Families are equally well served, with a choice of excellent schools including the highly regarded Snaresbrook Primary School just ten minutes from home.

#### WHAT ELSE?

Commuting is straightforward, with South Woodford Station reached in around ten minutes on foot, offering convenient Central line services into the City and West End. Road connections are also well placed, with easy routes towards the North Circular and beyond for those who travel further afield. Whether heading into town for work or out for the weekend, the location makes getting around feel refreshingly straightforward and well connected.



#### A WORD FROM THE EXPERT...

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre is George Lane, home to M&S, Waitrose and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Pause Pilates and Elmhurst Gardens tennis courts are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT  
E18 BRANCH MANAGER

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**Reception**  
15'9" x 17'8"

**Kitchen**  
7'1" x 11'9"

**WC**

**Storage**

**Bathroom**  
6'8" x 6'2"

**Bedroom**  
10'7" x 11'1"

**Bedroom**  
12'4" x 11'1"

**Bedroom**  
16'2" x 13'2"

**Ensuite**  
5'7" x 7'0"

**Garden**  
28'0" x 32'8"



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