



CHELMSFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £775,000 Freehold 3 Bed House



Features:

- Victorian End Terrace Home
- Three Double Bedrooms
- Driveway
- Beautifully Landscaped Garden
- Cellar & Downstairs WC
- Loft Converted
- Generous Proportions & High Ceilings
- Stunning Period Features
- 1383 ft²
- Moments from Epping Forest

Perfectly positioned in South Woodford, moments from the ancient woodland of Epping Forest, this handsome Victorian end terrace has been thoughtfully updated while retaining plenty of period character. Set across three floors and spanning 1,383 square feet, it offers three double bedrooms, generous living space, a cellar, driveway and an amazingly kept rear garden.

High ceilings, original features and plenty of natural light create a wonderfully welcoming feel, while the loft conversion, breakfast room and excellent outdoor space add even more flexibility.

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IF YOU LIVED HERE...

Behind that handsome Victorian frontage, you'll find a home with an impressive amount of space and a lovely balance of period character and contemporary touches.

Your through lounge is a real highlight. Stretching over 27 feet from front to back, it has plenty of room for distinct seating and dining areas, while the high ceilings and generous windows give it a wonderful sense of volume and light. The beautiful herringbone flooring and fireplace add plenty of character, too.

At the rear, the kitchen is bright and practical, with a good amount of units, generous worktop space and a range of integrated appliances. From here, you can step through into the charming breakfast room, which makes a lovely additional space for a morning coffee or somewhere to enjoy views of the garden. There's also a downstairs WC, while the cellar provides excellent additional storage.

Up on the first floor, you'll find two excellent double bedrooms, both comfortably sized and with smart decor. The family bathroom is generous enough to accommodate a full suite including a central freestanding clawfoot tub and separate shower.

The top floor is home to your third double bedroom, created within the loft conversion. This is a fantastic private space, with generous proportions, its own ensuite and useful eaves storage.

Outside is where this home really comes into its own. Your landscaped rear garden stretches for approximately 19.4 metres, with a large paved terrace leading onto beautifully established planting, mature trees and plenty of greenery. There's space for outdoor dining, relaxing and entertaining, while the driveway at the front takes care of parking.

And then there's Epping Forest. Just moments from your front door, this vast stretch of ancient woodland provides an extraordinary amount of green space to explore. For everyday amenities, South Woodford is close at hand, with its restaurants and supermarkets (Sainsbury's, Waitrose and M&S), while South Woodford station provides Central line connections into the City and West End.

WHAT ELSE?

- 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.
- Your new local? How about The George, a short stroll away - offering a warm atmosphere, friendly staff and a great menu.
- On George Lane, you'll find M&S, Sainsbury's, Waitrose, Co-op, an Odeon cinema, library and gym. There is also a farmers' market on the third Sunday of the month.
- Tipi Coffee & Bobo & Wild are all nearby too for your new go to brunch spots.



A WORD FROM THE OWNER...

"We have loved this house from the moment we first saw it. Its unique location, bordering the forest while remaining within easy walking distance of South Woodford's cafés, pubs, supermarkets, and Central Line station, has made it a wonderful place to live. One of our favourite things has been the ability to step straight into the forest for a peaceful walk, whether heading to Wanstead's popular cafés and pubs or heading to Highams Park and our favourite micropub. We have also been fortunate to have lovely, friendly neighbours, which has made living here even more special. Regrettably, we now need to move on in order to achieve a reconfigured living space that better suits our future needs. Leaving will not be easy, as this house, its wonderful location, and the welcoming community around it have meant so much to us. It truly offers the best of both worlds: nature on the doorstep, a friendly neighbourhood, and excellent local amenities and transport links close by."

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Reception Room
11'1" x 27'5"

Kitchen
10'11" x 11'9"

Breakfast Room
9'2" x 9'2"

Bedroom
15'8" x 12'9"

Bedroom
9'8" x 11'10"

Bathroom
9'3" x 11'8"

Bedroom
11'8" x 18'5"

Cellar
3'3" x 21'1"

Garden
16'8" x 63'7"



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