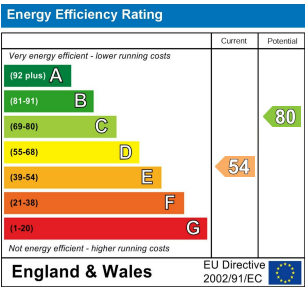




Total Area: 89.8 m² ... 967 ft²

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.



ORFORD ROAD, SOUTH WOODFORD
Offers In Excess Of £650,000 Freehold
3 Bed House



Features:

- Double Bayed Period House
- Brick Fronted
- Three Bedrooms & First Floor Bathroom
- End Terrace with Side Access
- Generous Rear Garden
- Potential for Loft & Rear Extensions
- Close to South Woodford Station & George Lane
- Chain Free

Set moments from George Lane, this three bedroom end of terrace period home has the kind of classic South Woodford kerb appeal that immediately feels familiar, with its brick frontage, double bay and side access. Inside, there's a generous, easy-to-live-in layout, a large rear garden and plenty of room to make the house your own over time, with exciting potential to extend into the loft and to the rear, subject to the usual planning permissions. Offered chain free, it's a characterful home in a well-connected neighbourhood that's ready for its next chapter.

REQUEST A VIEWING
0203 3691818

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



REQUEST A VIEWING
0203 3691818

IF YOU LIVED HERE...

Step inside and the ground floor has a traditional layout that's easy to imagine settling into. The bay fronted reception room at the front of the house is filled with natural light and offers a comfortable setting for relaxing at the end of the day. To the rear, a second reception room enjoys views over the garden and makes an inviting dining room or family space, with doors opening directly outside. The separate kitchen is accessed from the hallway and also leads out to the garden, while the side access is a practical addition for everything from bicycles to gardening equipment.

Upstairs, you'll find three well arranged bedrooms set around the landing, alongside the family bathroom. Two are generous doubles, while the third offers flexibility as a nursery, child's bedroom or home office. Outside, the rear garden provides plenty of space for children to play, summer dining or future landscaping projects. Combined with the end terrace position and the scope to extend, subject to the usual planning permissions, this is a

home that offers plenty for today while leaving room for the future.

WHAT ELSE?

- South Woodford Station is within easy walking distance, with Central line services providing quick links into the City, the West End and beyond.
- George Lane has a great selection of independent favourites including Bobo & Wild for coffee, Jones & Sons for brunch or dinner, and The Railway Bell for a relaxed drink with friends.
- Epping Forest is close by for weekend walks and cycling, while the monthly South Woodford Farmers' Market and several Ofsted rated Good and Outstanding schools add to the area's strong community feel.



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, Boxx & Pause Pilates 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

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM