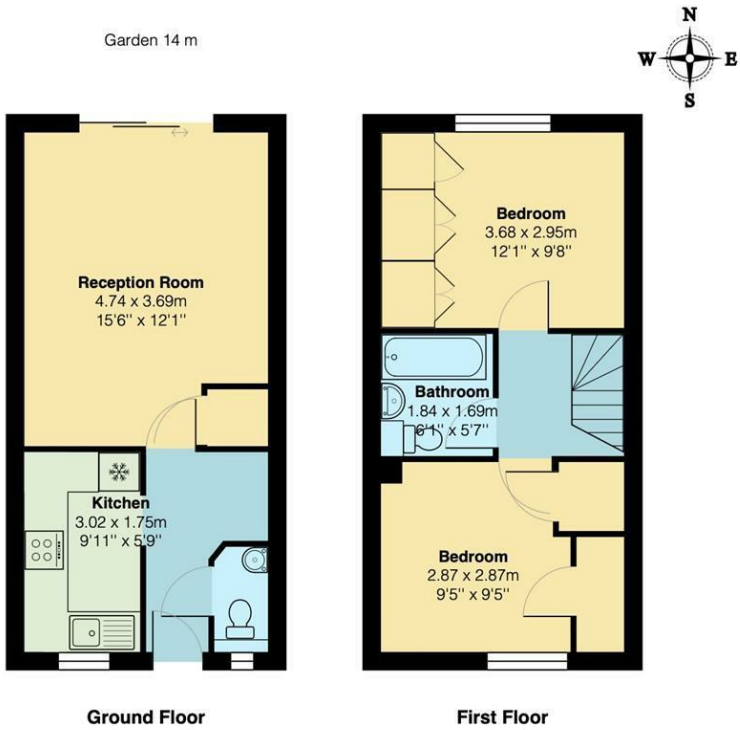
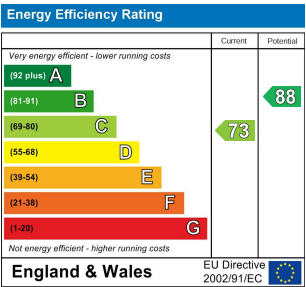
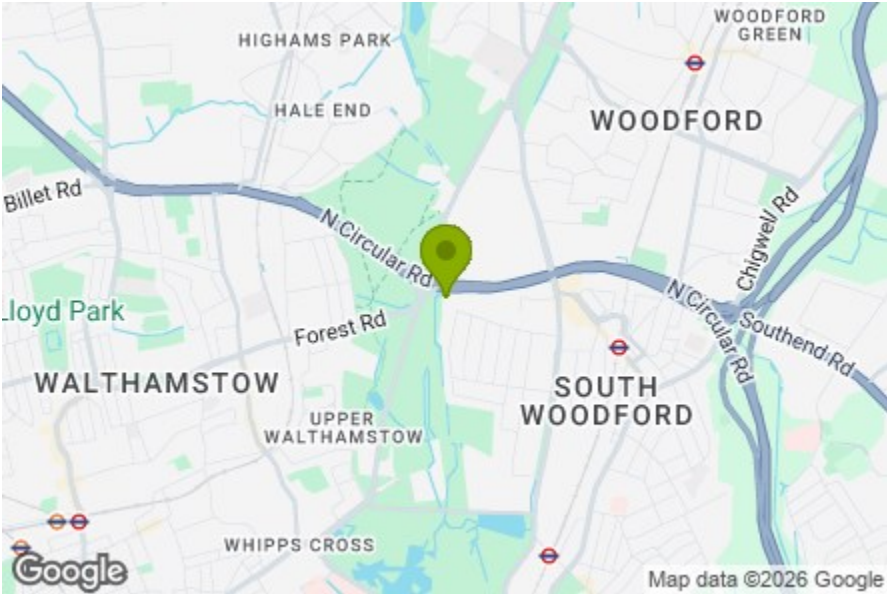




Total Area: 57.8 m² ... 622 ft²
All measurements are approximate and for display purposes only



GROVE END, SOUTH WOODFORD

Offers In Excess Of £500,000 Freehold
2 Bed House



Features:

- Two Bedroom Terraced House
- Private Parking
- No Through Road Location
- Mature Garden With Rear Access
- Ground Floor WC
- Immaculate Kitchen & Bathroom
- Potential For Rear Extension (STPP)
- Moments From Epping Forest

Set on a quiet no through road just moments from the woodland walks of Epping Forest, this well-presented two bedroom terraced home offers a lovely balance of peace and convenience. With private parking, a mature rear garden with rear access and carefully maintained interiors, it's ready to enjoy from day one while still offering exciting potential for a rear extension, subject to the usual planning permissions. South Woodford station and the independent cafés, restaurants and shops along George Lane are all within easy reach, making this an excellent home for anyone looking to enjoy the best of the area.

REQUEST A VIEWING
0203 3691818

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

E4 & N17
hello4@stowbrothers.com
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E18 & IG8
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0203 369 1818

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IF YOU LIVED HERE...

Step inside and the entrance hall leads to a bright kitchen at the front of the house, finished in a clean, contemporary style with generous storage and worktop space. A ground floor WC sits just off the hallway, adding welcome practicality for day-to-day living.

At the rear of the house you'll find the reception room, a comfortable living space with room to relax and dine. Large sliding doors draw in plenty of natural light and open directly onto the garden, creating an easy flow between inside and out during the warmer months.

Upstairs, the larger bedroom overlooks the garden and benefits from a full wall of fitted wardrobes, providing excellent built-in storage. The second bedroom sits at the front of the house and includes two built-in storage cupboards, making it a flexible space for guests, home working or a growing family. Between the two bedrooms is the bathroom, presented in a fresh, modern style.

Outside, the mature rear garden extends to around 14 metres and combines

patio seating areas with established planting and lawn, creating a lovely space to spend time outdoors. Rear access makes it particularly practical for bikes and garden equipment, while the generous plot also provides potential for a rear extension, subject to the usual planning permissions. Private parking at the front completes a home that offers both comfort today and flexibility for the future.

WHAT ELSE?

- Epping Forest is just moments away, offering miles of woodland walks, cycling routes and open green space to explore throughout the year.
- South Woodford station is within walking distance for Central line connections into the City and West End, while George Lane offers an excellent mix of independent shops, cafés and everyday essentials.
- Local favourites include Bobo & Wild for coffee and brunch, Jones & Sons for seasonal dining and The Railway Bell for an evening drink, while several nearby schools are rated Good or Outstanding by Ofsted.



A WORD FROM THE OWNER...

"Our current home holds a very special place in our hearts. It was our first home as a married couple and the place where we began building our life together. We spent our first Christmas here and have created countless happy memories over the years. This home has given us comfort, stability and happiness, and it is where we learnt how to manage a household, support one another and grow into the strong, independent and joyful couple we are today. One of our favourite features is the large garden, which has been lovingly maintained by my parents. It is a wonderful suntrap where we have spent many happy afternoons relaxing in our hammock and enjoying time together. We also enjoy feeding the birds and regularly see robins, blue tits, wood pigeons and magpies visiting the garden. Being so close to Epping Forest has been a real privilege. During the Covid pandemic, we often took long walks there during our lunch breaks, which provided fresh air and helped us maintain a healthy balance. The surrounding green spaces are ideal for walking, running and cycling. The location is extremely convenient, with South Woodford Station within walking distance, excellent links to the A406 and A12, local amenities nearby, and a commute of approximately 25 minutes to Canary Wharf. Although this decision has been difficult, we believe moving is the right step for the next chapter of our lives."

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