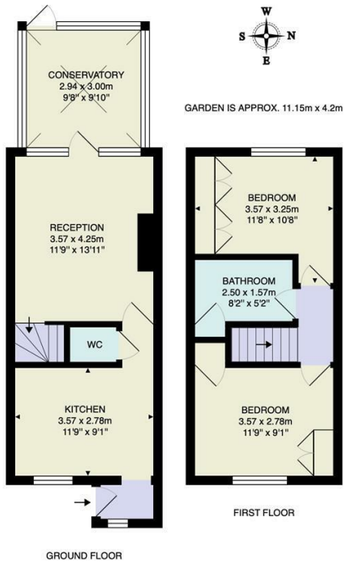


Total Area: 71.9 m² ... 774 ft²

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.

Kitchen
11'8" x 9'1"

WC

Reception
11'8" x 13'11"

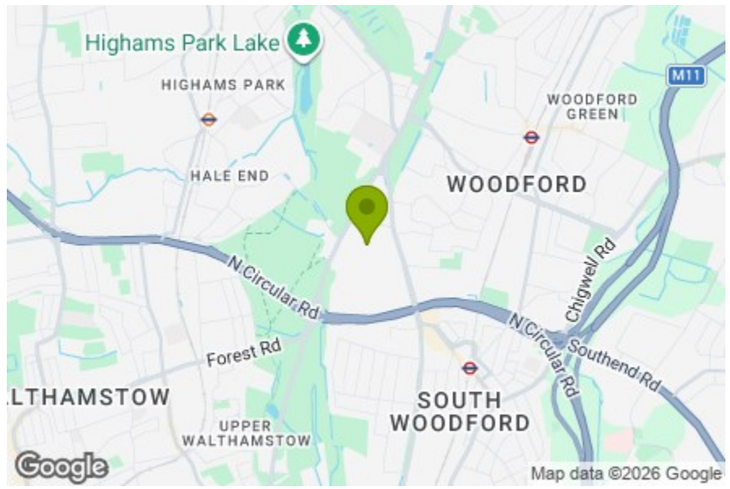
Conservatory
9'7" x 9'10"

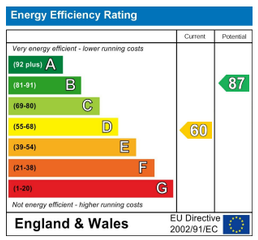
Bedroom
11'8" x 9'1"

Bathroom
8'2" x 5'1"

Bedroom
10'11" x 10'7"

Garden
36'6" x 13'9"





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E17 & E10
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STANLEY ROAD, SOUTH WOODFORD

Offers In Excess Of £550,000 Freehold

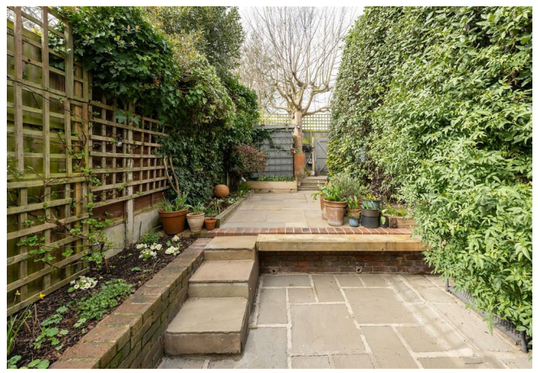
2 Bed House

Features:

- Two Bedroom Home
- Beautifully Presented
- Short Walking Distance to South Woodford Station
- Ground Floor WC
- Easy Access to George Lane and Epping Forest
- Modern Fitted Kitchen
- Conservatory
- Rear Garden Access
- Chain-free

A beautifully presented two bedroom home in a well connected South Woodford spot, just a short walk from the station, George Lane and the open greenery of Epping Forest. With a conservatory to the rear, a modern fitted kitchen and a neatly arranged garden, it balances everyday practicality with a smart, carefully finished feel.

REQUEST A VIEWING
0203 3691818



IF YOU LIVED HERE...

You'd step into a generous kitchen at the front of the house, fitted in a soft sage green with sleek cabinetry, integrated appliances and warm patterned flooring underfoot. Just beyond the entrance hall, there's a handy ground floor WC tucked beneath the stairs, while the main reception sits at the back of the house, giving the living space a quieter, more settled feel.

The reception room is bright and comfortable, with pale walls, timber flooring and a contemporary fireplace creating a calm focal point. Glazed doors lead straight into the conservatory, which works well as a dining area and brings in an extra sense of light and openness. From here, you have direct access to the rear garden, which is long, enclosed and leafy, with paved sections and plenty of planting softening the edges.

Upstairs, both bedrooms are well sized doubles, each finished in a clean, understated style. One is currently arranged as a bedroom, while the other has been set up as a bedroom and study space, showing the flexibility on offer. The bathroom is smartly finished, with a curved bath, a separate shower above, pale tiling and a wood fronted vanity unit that adds a bit of warmth to the room.

WHAT ELSE?

- South Woodford Underground Station is within walking distance, with Central line services putting Liverpool Street and the West End within easy reach.
- George Lane has plenty for day to day life, from supermarkets and cafés to restaurants, bars and the local Odeon cinema.
- Epping Forest is close by for weekend walks, fresh air and a welcome change of pace from the high street.

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