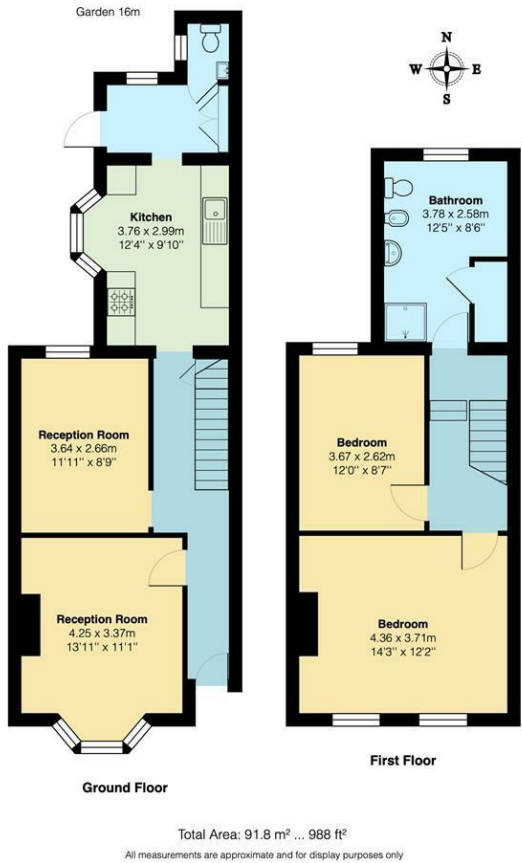




Reception Room
13'11" x 11'0"

Reception Room
11'11" x 8'8"

Kitchen
12'4" x 9'9"

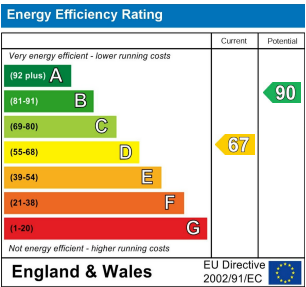
WC

Bedroom
14'3" x 12'2"

Bedroom
12'0" x 8'7"

Bathroom
12'4" x 8'5"

Garden
52'5"



MAYBANK ROAD, SOUTH WOODFORD

Offers In Excess Of £525,000 Freehold
2 Bed House



Features:

- Victorian Mid-Terrace House - Chain Free Sale
- Two Comfortable Bedrooms - New Carpets To Follow
- Large First Floor Bathroom
- Newly Decorated Throughout
- Potential For Extensions
- Garden Rear Access
- KidsOwn Nursery & Woodbridge High School Locality
- Close To Roding Valley Park & Elmhurst Gardens

Set on a quiet residential street in South Woodford, this newly decorated two bedroom Victorian mid terrace sits within easy reach of George Lane, South Woodford Station and open green spaces including Roding Valley Park and Elmhurst Gardens. Offered chain free, it also has potential to extend, subject to the usual planning permissions.

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IF YOU LIVED HERE...

Step through the front door and you'll find a bright front reception where a wide bay window draws in plenty of natural light. A period fireplace creates a natural focal point, while the fresh décor and newly finished interiors mean the house is ready to move into. Beyond, a second reception offers a flexible dining or living space, with the kitchen positioned at the rear. Fitted with a good range of cabinets and generous worktop space, it has a practical layout for everyday use. A ground floor WC adds extra convenience for busy households and when entertaining guests.

The rear garden offers a good amount of outdoor space, with the added convenience of rear access for bikes, gardening equipment or family life. An outside WC sits at the far end of the garden.

Upstairs, you'll find two comfortable bedrooms, each with a calm, neutral finish and plenty of natural light. The large bathroom includes both a separate shower enclosure and a bathtub. Throughout the home, the recent decorative updates create a

clean, welcoming feel while leaving scope to personalise over time. With potential to extend in the future, subject to the usual planning permissions, this is a home that could adapt as needs change.

WHAT ELSE?

- South Woodford Station is within easy reach for Central line services into the City and West End, while George Lane is home to independent favourites including Bobo & Wild, Jones & Sons and the monthly South Woodford Farmers' Market.
- Roding Valley Park and nearby Elmhurst Gardens provide plenty of green space for walks, children's play areas and outdoor recreation close to home.
- KidsOwn Nursery and Woodbridge High School are both nearby, along with a good selection of everyday shops and local amenities.



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

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