



Reception Room
16'7" x 14'9"

Bedroom
12'4" x 9'9"

Bedroom
9'2" x 6'6"

Kitchen
12'5" x 11'7"

Bathroom
5'2" x 14'7"

Garden
15'5" x 61'8"



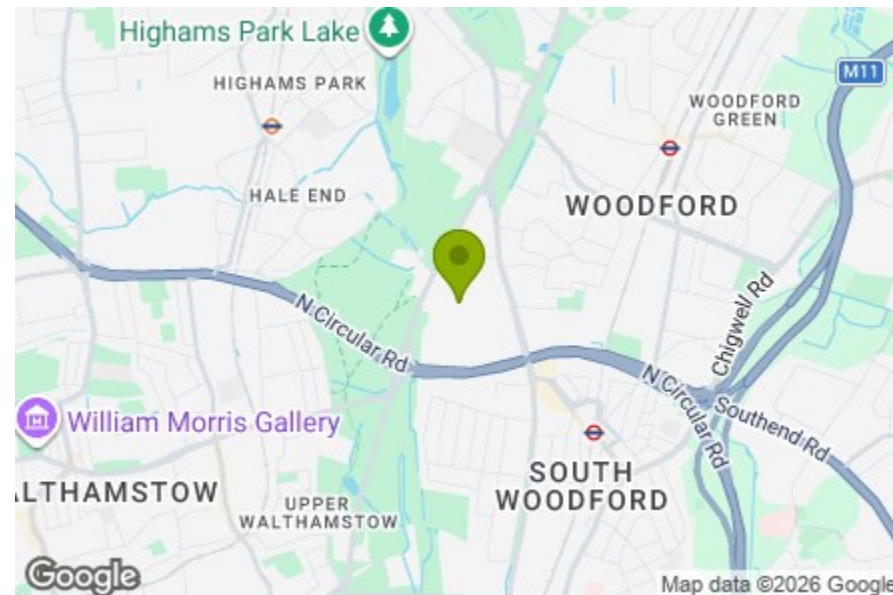
CHELMSFORD ROAD, SOUTH WOODFORD Offers In Excess Of £450,000 Leasehold 2 Bed House



Features:

- Two Bedroom Ground Floor Victorian Conversion
- Approx 60 Foot Private Rear Garden with Side Access
- Grand Reception Room with Large Bay Window
- Long Lease & No Service Charge or Ground Rent
- Beautifully Bright Kitchen
- Newly Fitted Bathroom with Bath & Shower
- Off Street Parking
- High Ceilings
- Striking Brick Fronted Building
- Short Walk to Epping Forest & George Lane

Set on a leafy residential street between George Lane and Epping Forest, this two-bedroom ground floor Victorian conversion brings together period proportions, private outdoor space and a well-connected South Woodford setting. Behind its brick frontage, the home has a calm, practical layout with a bay fronted living space, a light-filled kitchen and a rear garden of around 60ft, giving you a lovely amount of room both inside and out. Off street parking, side access, a long lease and no service charge or ground rent make it an easy home to settle into.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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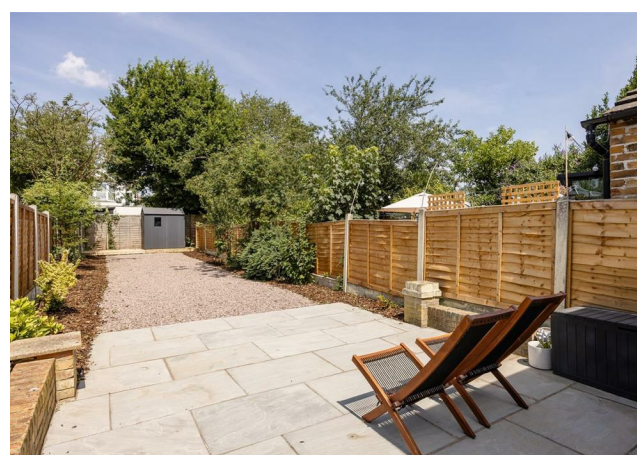
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IF YOU LIVED HERE...

Step inside and the hallway leads you through the home, with the reception room positioned at the front. This is a generous, characterful space, with a large bay window drawing in plenty of natural light and high ceilings adding to the sense of openness. There's room here for relaxed evenings, hosting friends or creating a comfortable dining area if needed.

Further along the hall, the two bedrooms are well arranged away from the main living space, each offering comfortable proportions and a quieter position within the home. The newly fitted bathroom is also conveniently accessed from the hall and includes both bathing and showering options, with a fresh finish that feels clean and contemporary.

To the rear, the kitchen enjoys a bright outlook across the garden, with direct access to outside that will be especially welcome in warmer months. The private rear garden extends to around 60ft, with space for outdoor dining, planting and play, while side access

adds a useful everyday detail.

WHAT ELSE?

- George Lane is home to an array of local eateries and cafes- pop over to Bobo and Wild for some delectable lunch, brunch or coffee. Your new local? How about The George, a short stroll away - offering a warm atmosphere, friendly staff and a great menu.
- Nature enthusiasts will enjoy idyllic weekend walks through expansive trails of Epping Forest, just moments away.
- South Woodford Underground Station offers direct connections to the City and West End via the central line.



A WORD FROM THE OWNER...

"I moved here 8 years ago when my daughter was small and we've both grown and made a lot of memories here. It's great for schools and is located on the doorstep of Epping Forest which is perfect for long walks. It's also close to South Woodford Tube Station and all the local amenities of George Lane. It's been a real treat living here. The best of all worlds!"

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