



Total Area: 105.1 m² ... 1131 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.

Reception
11'5" x 13'6"

Reception
10'5" x 12'4"

Kitchen/Diner
17'6" x 20'2"

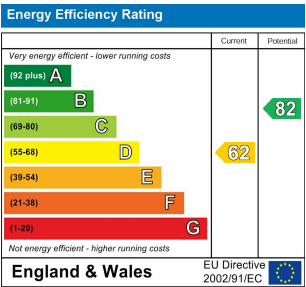
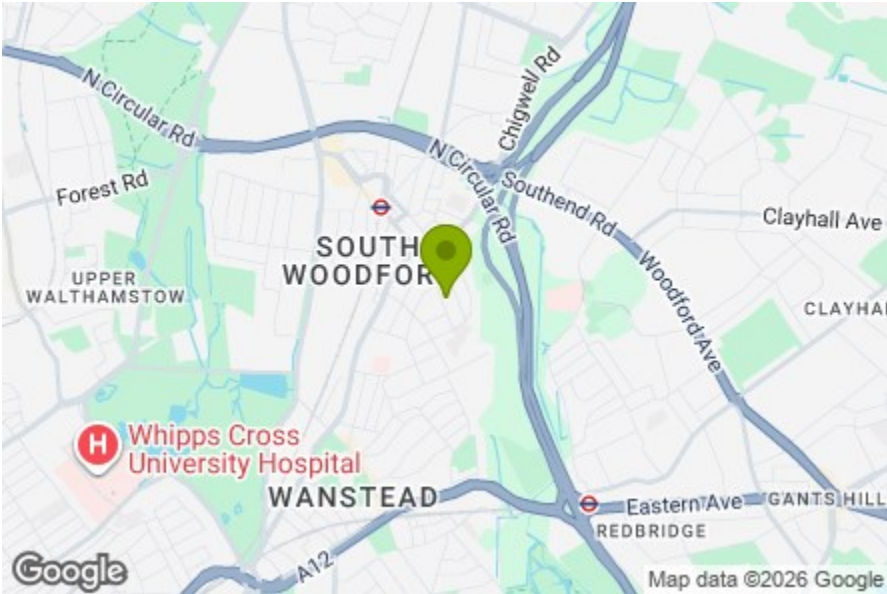
Bedroom
6'1" x 10'4"

Bedroom
11'5" x 13'6"

Bedroom
10'4" x 12'6"

Bathroom
6'11" x 7'10"

Garden
63'11" x 21'9"



SOUTH VIEW DRIVE, SOUTH WOODFORD

Offers In Excess Of £850,000 Freehold 3 Bed House



Features:

- 1930s Family Home
- Three Bedrooms
- Driveway
- Two Reception Rooms
- Kitchen Extension
- Art Deco Features
- Close to Highly Rated Schools
- Short Walk to George Lane & South Woodford Station
- Potential For Loft Conversion
- Chain Free Sale

Set along one of South Woodford's most coveted residential streets, this three bedroom 1930s home has the kind of warmth, character and promise that makes it instantly memorable. A classic façade, generous rooms, Art Deco details and a light filled rear extension create a home with both soul and substance, all within easy reach of George Lane, South Woodford Station, excellent local schools and the leafy edge of Epping Forest.

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

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IF YOU LIVED HERE...

Stepping inside, you're welcomed by a bright entrance hall, with two well-proportioned reception rooms branching off. The bay fronted principal reception enjoys plenty of natural light and makes a comfortable everyday living space, while the second reception offers welcome flexibility as a formal dining room, family room or home office.

To the rear, the extended kitchen and dining room is undoubtedly the heart of the home. Stretching across the full width of the house, there's ample room for cooking, dining and entertaining, with large doors opening directly onto the garden so it's easy to move between inside and out in the warmer months. Original Art Deco influences remain throughout the house, adding character alongside the generous proportions of this classic 1930s layout.

Upstairs you'll find three bedrooms arranged around the central landing. Two are comfortable doubles, both with fitted wardrobes, while the third makes an ideal child's bedroom, nursery or study.

The family bathroom sits alongside the bedrooms for convenience. Outside, the long rear garden offers plenty of space for relaxing, gardening or family gatherings, while the driveway provides valuable off street parking. With potential to extend into the loft, subject to the usual permissions, there's also scope to adapt the home as your needs evolve.

WHAT ELSE?

- South Woodford Station is a short walk away, putting the Central line within easy reach for swift journeys into the City and West End, while George Lane offers an excellent choice of independent cafés, restaurants and everyday shops.
- Local favourites include Bobo & Wild for coffee, Jones & Sons for relaxed dining and The Railway Bell, while the monthly South Woodford Farmers' Market is a popular weekend fixture.
- Families are well served by a selection of highly regarded local schools, and Roding Valley Park is close by for riverside walks, cycling routes and there are miles of open green spaces.



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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