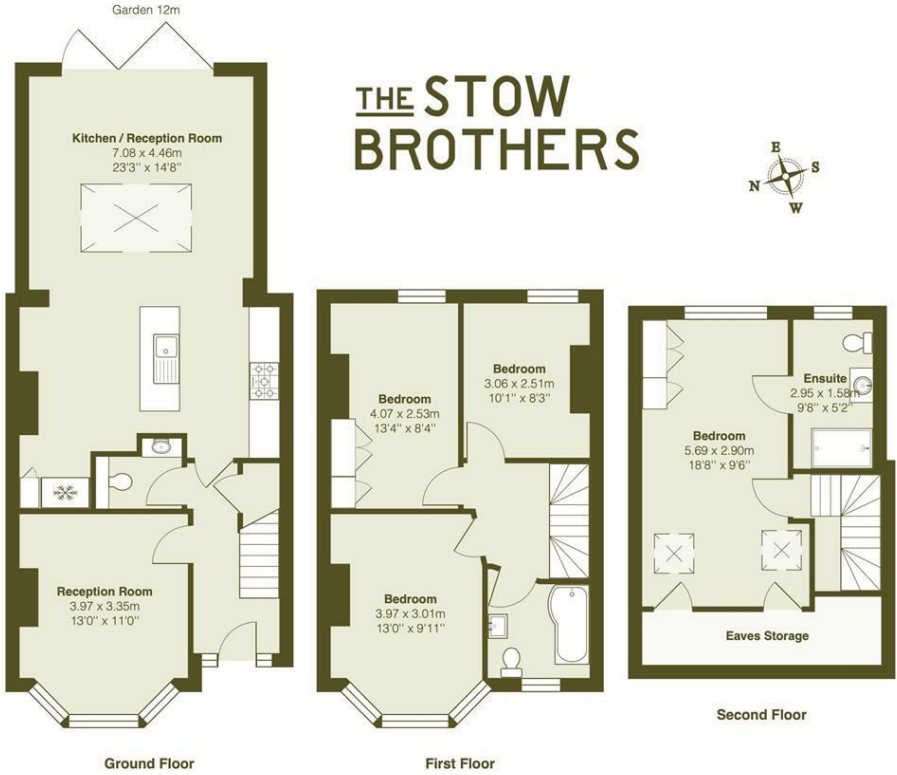
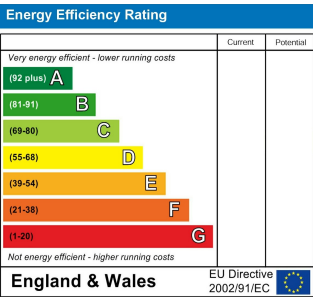
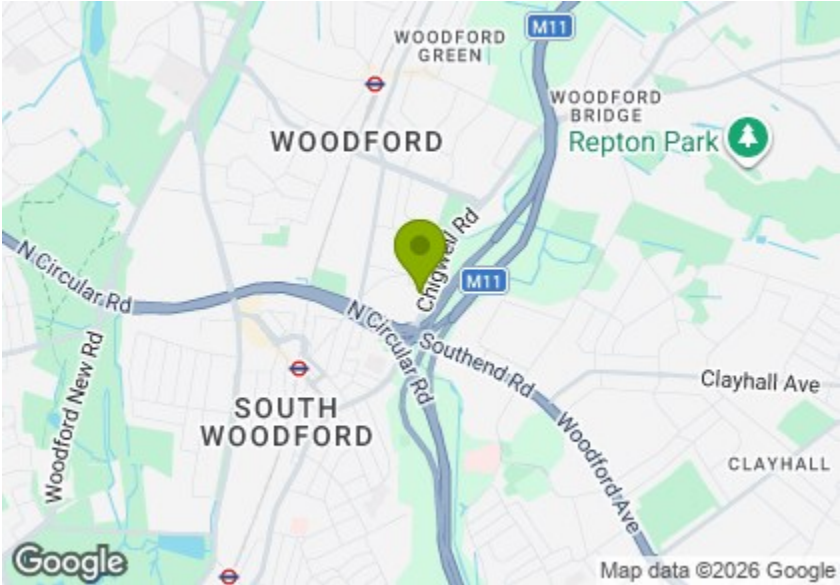




Total Area: 124.9 m² ... 1345 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only



WAVERLEY ROAD, SOUTH WOODFORD

Offers In Excess Of £675,000 Freehold

4 Bed House - Terraced



Features:

- Four Bedroom Edwardian Terrace
- Large Ground Floor Extension With Bi-Fold Doors
- Master Bedroom Loft Conversion With En-Suite
- Ground Floor WC
- Replacement Sash Windows & Period Features
- Plantation Shutters
- KidsOwn Nursery & Woodbridge High School Location
- Short Walk To Roding Valley Park & Elmhurst Gardens

A beautifully extended four-bedroom Edwardian terrace in South Woodford, where original character sits comfortably alongside a generous modern extension and a newly converted loft. The open-plan kitchen and living space opens straight onto the landscaped rear garden, while a separate front reception gives the ground floor plenty of flexibility. Roding Valley Park is close by, with George Lane's shops, cafés, restaurants and Central line connections all within easy reach.

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IF YOU LIVED HERE..

Step inside and there's plenty of character to pick up on, particularly in the separate front reception, where a bay window with plantation shutters sits alongside cornicing and a period fireplace. Herringbone flooring continues through the ground floor, leading past the WC and into the large rear extension.

This is where the layout really opens up. A generous kitchen island with breakfast bar takes centre stage, complemented by cream cabinetry, dark worktops and pendant lighting. A large skylight brings plenty of natural light into the dining and seating areas beyond, while bi-fold doors open the room directly onto the rear garden. Outside, a paved terrace provides space for outdoor dining, with lawn beyond and established planting adding greenery around the edges.

The first floor is home to three bedrooms and the family bathroom, including a generous front bedroom with a bay window. Above, the new loft conversion has created a principal bedroom with its own en-suite, fitted wardrobes, skylights and useful eaves storage. The en-suite is finished with a walk-in shower, dark vanity

unit and circular illuminated mirror. Across all three floors, replacement sash windows sit comfortably alongside the house's surviving period details.

WHAT ELSE?

South Woodford Underground Station is within easy walking distance, with Central line services into the City and central London. George Lane is close by too, where local favourites include Bobo & Wild, alongside a good mix of independent shops, cafés and places to eat. Roding Valley Park and Elmhurst Gardens are both close to home, giving you plenty of green space nearby for walks and time outdoors. Creative Biscuit on George Lane is another local independent, combining a ceramics studio with a café. Families have a good choice of education nearby, including KidsOwn Nursery and Woodbridge High School, as well as a wider selection of schools around South Woodford.



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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Reception room
13'0" x 10'11"

Bedroom
10'0" x 8'2"

Kitchen / Reception Room
23'2" x 14'7"

Bedroom
18'8" x 9'6"

Bedroom
13'0" x 9'10"

Ensuite
9'8" x 5'2"

Bedroom
13'4" x 8'3"

Garden
39'4"



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