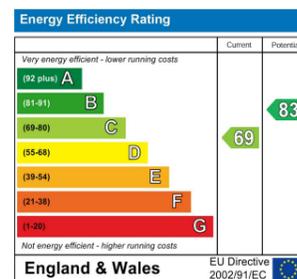
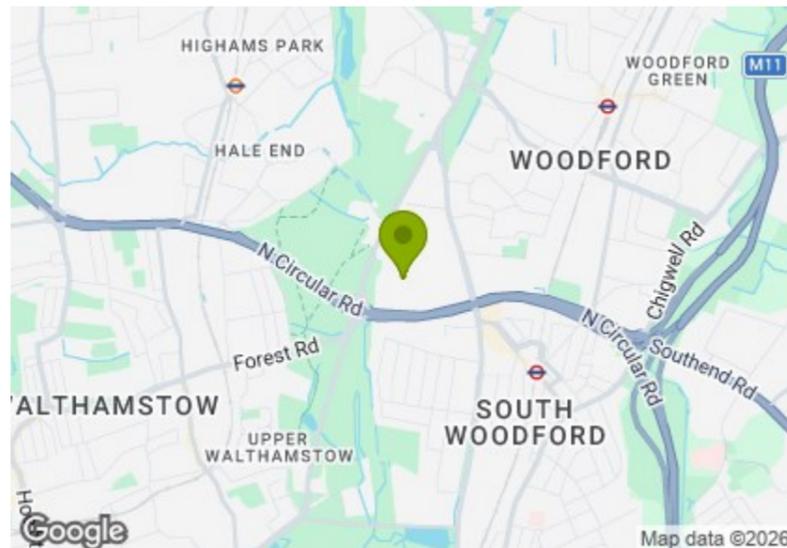




Total Area (Excluding Eaves Storage): 140.6 m² ... 1513 ft²

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.



CARNARVON ROAD, SOUTH WOODFORD

Offers In Excess Of £850,000 Freehold
4 Bed House - Semi-Detached



Features:

- Semi-Detached Victorian House
- Four Bedrooms With Double Loft Conversion
- Off Street Parking
- Chain Free Sale
- Kitchen Extension With New Kitchen
- Two Bathrooms & Ground Floor W/C
- Landscaped Rear Garden With Side Access
- Chevron Flooring & Period Features
- Utility Area & Cellar
- Close To Epping Forest & George Lane

An immaculately finished four-bedroom Victorian semi-detached home, arranged over three storeys and just a short stroll from the ancient woodlands of Epping Forest. You've got an abundance of sociable living space here, along with two bathrooms and a WC, a utility, cellar and a landscaped rear garden with side access. The social hub of George Lane is a few minutes away on foot, while South Woodford station offers swift Central line connections to the City and West End. It's on the market chain free too.

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IF YOU LIVED HERE...

You'd be enjoying over 1,500 square feet of beautifully finished living space, where vintage character blends seamlessly with contemporary design. The 26-foot through lounge sets the tone, with chevron parquet flooring, twin exposed brick chimney breasts and graphite-trimmed Crittall-style doors creating a stylish yet welcoming space.

There's no shortage of room for entertaining, with a striking and newly fitted 250-square-foot kitchen/diner offering pristine cabinetry, sleek worktops and high spec appliances. Skylights and opposing floor-to-ceiling windows, plus patio doors, flood the dining area with natural light.

When the sun is shining, open the doors to the 40-foot garden, beautifully landscaped with paving, lawn and shingle with plenty of mature foliage. Back inside, the ground floor is completed by a stylish WC and convenient utility.

Upstairs, the family bathroom is a standout, with metro tiling, a bathtub, separate rainfall shower and a charming vintage hearth. The principal bedroom sits to the front, a generous double with pristine finishes and an ingenious walk-in wardrobe. Another sleek double completes the floor, also offering in-built storage.

The loft hosts a beautifully bright dual-aspect bedroom with skylights and a matching ensuite, alongside a fourth bedroom overlooking the garden.

As well as your own generous garden, you've got Epping Forest just minutes away, perfect for weekend strolls or a quick escape into nature.

Urban perks are just as plentiful. South Woodford is home to a great mix of independent and well-loved names, including including Italian Nino's and dining hot spot Jones & Son.

You've also got a brilliant choice of supermarkets, including M&S and Waitrose, plus a cinema nearby. Gail's bakery is just as close for your coffee and pastry fix, and don't forget to pop along to the farmers market every third Sunday.

WHAT ELSE?

- South Woodford station is around 15 minutes on foot, where the Central line can take you to Liverpool Street in 20 mins.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, one of the reasons this area is so popular with families.
- On-street parking is available, and drivers can reach the North Circular in less than five minutes.



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

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Reception
12'5" x 13'9"

Reception
10'11" x 12'1"

Kitchen
14'7" x 20'2"

WC

Utility

Cellar
6'2" x 11'4"

Bedroom
16'2" x 11'5"

Bedroom
10'8" x 11'5"

Storage

Bathroom
9'4" x 10'11"

Bedroom
10'2" x 16'11"

Ensuite
4'11" x 8'9"

Bedroom
8'5" x 10'4"

Side Courtyard Garden
9'4" x 10'10"

Garden
38'10" x 21'3"



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