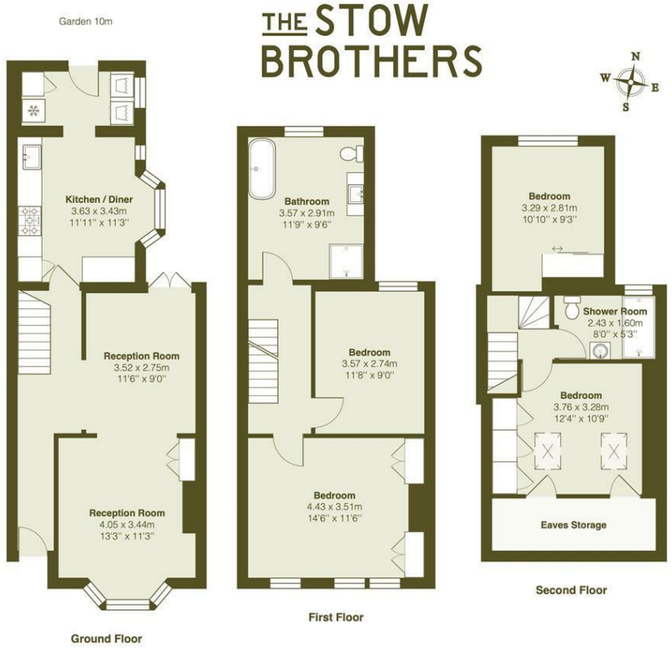
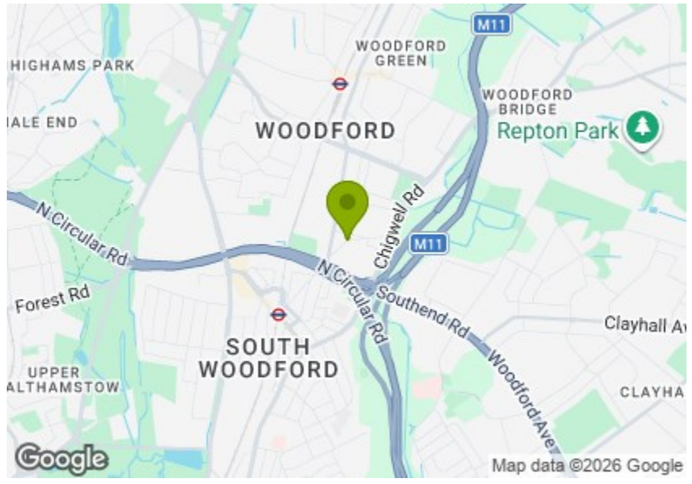
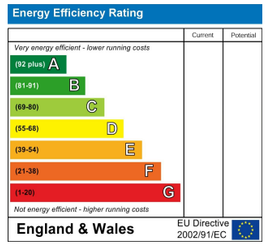


Total Area: 123.2 m² ... 1327 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only





E11, E7, E12 & E15
hello11@stowbrothers.com
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MAYBANK ROAD, SOUTH WOODFORD

Offers In Excess Of £700,000 Freehold

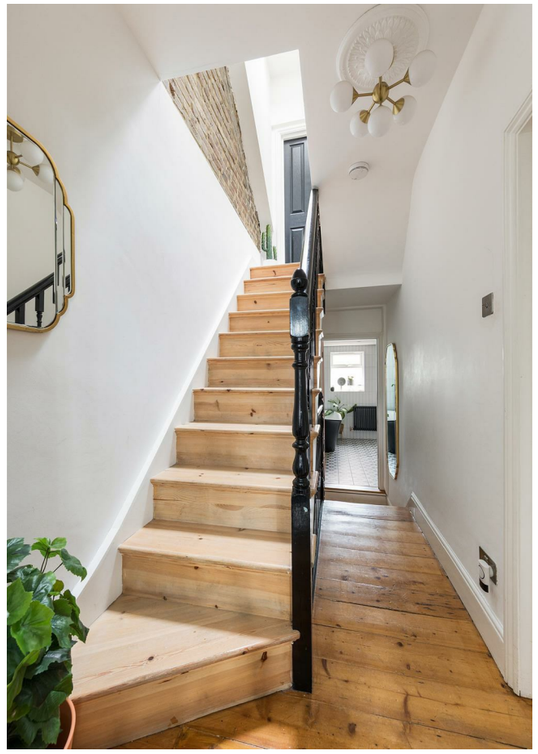
4 Bed House

Features:

- Four Bedroom Brick Fronted Victorian Terrace
- Double Loft Conversion With Stylish Bathroom
- Fully Refurbished Throughout
- Large Family Bathroom With Quality Fittings & Roll Top Bath
- Through Lounge With Parquet Flooring
- Utility Area / New Boiler / Plantation Shutters
- Potential For Kitchen Side Return Extension
- KidsOwn Nursery & Woodbridge High School Locality

Behind its traditional brick frontage, this beautifully refurbished four bedroom Victorian terrace unfolds over three floors, with elegant interiors and thoughtful design choices throughout. From the parquet flooring to the inviting roll top bath, there's plenty to fall in love with, while a generous garden offers space to enjoy the warmer months. You're nicely positioned to enjoy South Woodford's independent cafés, green spaces and excellent transport connections.

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IF YOU LIVED HERE...

Step inside and discover your inviting through lounge, where parquet flooring brings warmth and plantation shutters complement the home's period character. The bay-fronted reception flows into a second living area, with doors opening towards the garden. There's ample space for relaxed evenings and entertaining friends.

Your separate kitchen and diner sits towards the rear, with a lovely side bay window and a useful utility area beyond. From here, you can step out into your ten-metre garden. A newly installed boiler adds to the practical improvements, while there remains scope to create a larger kitchen with a side return extension, subject to the necessary permissions.

Upstairs, two comfortable bedrooms occupy the first floor, alongside a wonderfully spacious family bathroom. Quality fittings, a freestanding roll top bath and a separate shower make this a particularly appealing space. The converted loft accommodates two further bedrooms and a stylish shower room, with skylights drawing daylight into the front bedroom and generous eaves storage tucked neatly away.

WHAT ELSE?

· Head to George Lane for weekend brunch at Bobo & Wild, before catching the Central line from South Woodford station into the City or West End.
· Enjoy riverside strolls through Roding Valley Park, while nearby Elmhurst Gardens is a lovely spot for family afternoons outdoors.
· Little KidsOwn Nursery is just along Maybank Road, with Woodbridge High School also within easy reach, making this a convenient location for growing families.



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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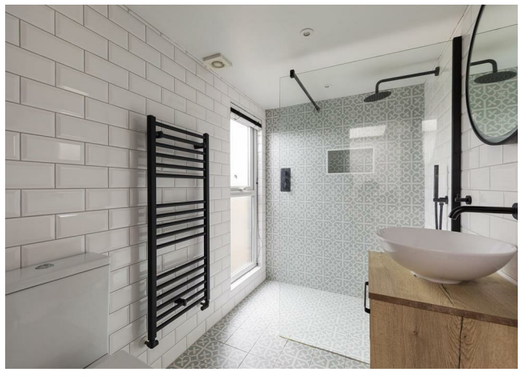




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Reception Room
13'3" x 11'3"

Reception Room
11'6" x 9'0"

Kitchen / Diner
11'10" x 11'3"

Bedroom
14'6" x 11'6"

Bedroom
11'8" x 8'11"

Bathroom
11'8" x 9'6"

Bedroom
12'4" x 10'9"

Shower Room
7'11" x 5'2"

Bedroom
10'9" x 9'2"

Garden
32'9"





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