



Reception Room
12'4" x 9'11"

Reception Room
10'4" x 8'7"

Kitchen
8'2" x 7'6"

Bedroom
13'8" x 10'5"

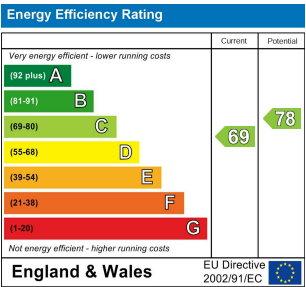
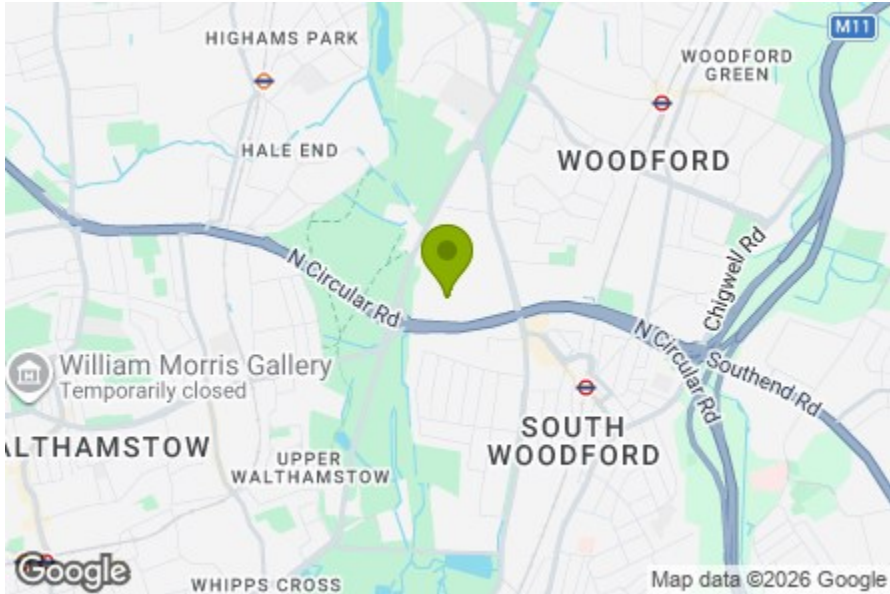
Bedroom
10'6" x 8'7"

Bathroom
8'2" x 7'5"

Bedroom
15'6" x 12'11"

Ensuite
8'0" x 3'11"

Garden
49'2"



CARNARVON ROAD, SOUTH WOODFORD

Offers In Excess Of £700,000 Freehold
3 Bed House - End Terrace



Features:

- Attractive Three Bedroom Brick-Fronted Victorian End-Of-Terrace
- Chain Free Sale
- Exceptional Double Loft Conversion Providing Spacious Principal Bedroom With En-Suite
- Driveway With Victorian-Style Pathway
- Character Features Throughout - Including Fireplaces, Decorative Coving & Picture Rails
- Mixture Of Parquet & Polished Floorboards
- Generous Rear Garden With Zoned Seating Areas
- Elegantly Presented Throughout With Meticulous Attention To Detail

An immaculately finished three-bedroom Victorian end-of-terrace home, arranged over three floors and just a short stroll from Epping Forest. Rich in period detail and character, this elegant home blends timeless Victorian charm with meticulous contemporary style.

You'll enjoy an abundance of living space, along with two bathrooms and a landscaped rear garden. The popular hub of George Lane is just a few minutes' walk away, while South Woodford station offers swift Central line connections to the City and West End. Offered to the market chain-free, this is a rare opportunity to secure a characterful family home in a highly sought-after location.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll be enjoying close to 1,000 square feet of beautifully finished living space, where vintage character blends seamlessly with contemporary design. The double reception room sets the tone, with chevron parquet flooring, twin fireplace surrounds, bespoke shutters, column radiators and custom carpentry creating a stylish yet welcoming setting.

At the rear, the kitchen/diner is just as thoughtfully considered, featuring pristine units, timber worktops, high-spec appliances and rustic-style flooring. Crittall-style doors flood the space with natural light and open directly onto the rear garden.

Beautifully landscaped, the garden offers two patio areas positioned to make the most of the sunshine throughout the day, alongside a majestic mature tree that provides both character and a sense of tranquillity.

Upstairs, the family bathroom is a standout space, finished with metro tiling, a freestanding bathtub, a separate black-framed shower enclosure and striking flooring. The two bedrooms on this floor continue the home's flawless finish, each finished to the same exacting standard.

The loft conversion offers a bright dual-aspect master bedroom, complete with a

stylish en suite shower room, generous eaves storage and a Juliet balcony.

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 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 20 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, 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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