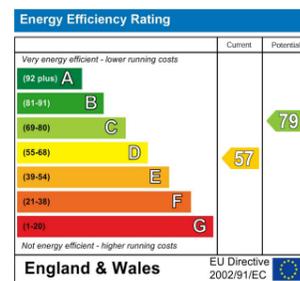
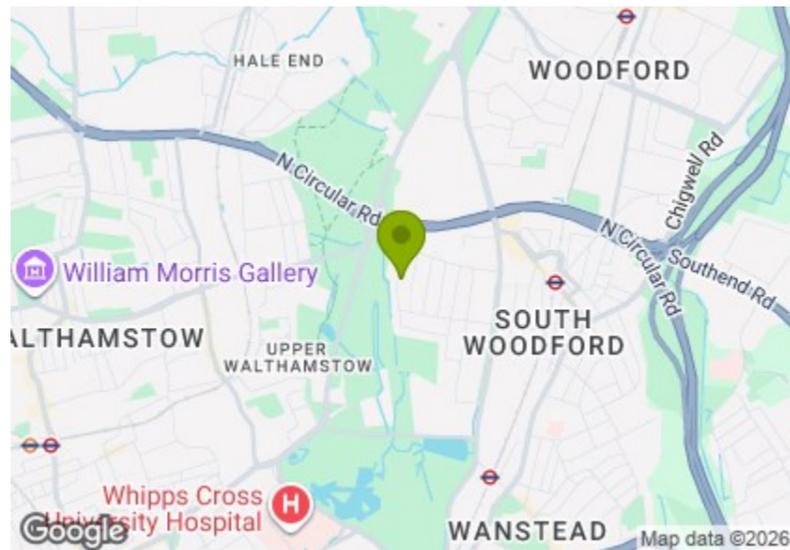


Total Area (Excluding Garage & Garden Storage): 106.4 m<sup>2</sup> ... 1145 ft<sup>2</sup>

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.



## HIGH VIEW ROAD, SOUTH WOODFORD

### Offers In Excess Of £975,000 Freehold 3 Bed House



#### Features:

- Three Bedroom
- 1930s Semi Detached Home
- Firs Estate
- Highly Sought After Location
- Potential to extend (stpp)
- Short Walking Distance to South Woodford Station
- Chain-free
- Garage
- Off Street Parking
- Easy Access to Epping Forest

This classic 1930s semi-detached home sits within the highly sought-after Firs Estate, a peaceful and well-regarded enclave known for its tree-lined streets and welcoming community. Offered chain-free, the property includes a garage and off-street parking, making everyday life that bit easier. There's generous scope to extend (STPP), giving the next owners the chance to reimagine the layout and create a home perfectly suited to modern family living. With Epping Forest close by for weekend walks and South Woodford Station within easy reach, it's an ideal setting balancing green surroundings with excellent city connections.

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IF YOU LIVED HERE...

Arriving home is easy, with a driveway leading to an attached garage that provides both parking and practical storage. Stepping inside, a broad hallway unfolds with built-in cupboards neatly tucked beneath the stairs, offering useful storage and a generous sense of space. A ground floor WC sits just off the hallway, adding everyday convenience.

Two reception rooms flow through to one another, filled with light from a wide bay window at the front and large glazing at the rear framing views of the garden. The layout works beautifully as it stands, while also offering the opportunity to reconfigure for a more seamless connection between living, dining and kitchen areas.

Meanwhile, the kitchen sits adjacent to the rear reception and is perfectly placed for transformation, opening into the adjoining space and extending further towards the garden (STPP) to create a bright, contemporary heart to the property.

Outside, the garden stretches deep beneath open skies, framed by mature trees and greenery. Existing garden storage provides practical space but could be replaced with a landscaped terrace or generous extension, while the far end offers ample room for a studio or garden room, an inspiring setting for outdoor living and creativity.

Moving upstairs, three well-proportioned bedrooms are bathed in natural light, two enhanced by graceful bay windows. The bathroom, fitted with a bath and overhead

shower, sits alongside a separate WC, both offering clear scope for modernisation.

Set within a sought-after pocket of South Woodford, the home enjoys easy access to the lively mix of cafés, restaurants and independent shops along George Lane, where favourites such as Bobo & Wild, The George and the local cinema create a friendly, village-like atmosphere. For relaxed weekend dining, Jones & Sons is just a short walk away, while the vast expanse of Epping Forest lies close by, offering miles of woodland trails, open green space and a peaceful escape from city life. Families will also appreciate the excellent choice of nearby schools, including the highly regarded Churchfields Infant and Junior Schools, both celebrated for their welcoming community and outstanding reputation.

WHAT ELSE?

South Woodford Station is around a 15-minute walk away, providing swift connections to the Central Line and into the City. Regular bus routes also serve the area, linking easily with neighbouring spots such as Wanstead, Woodford and Walthamstow. Whether commuting, shopping or meeting friends nearby, the excellent transport links make getting around effortless while keeping you well connected to London life.



A WORD FROM THE OWNER...

"This was a lovely family home for the last 50 years, a great size and simple layout with a lovely picture window on to the garden and large garden for the children. The surrounding areas have good schools, shops, restaurants, takeaways, pubs, parks and woodland."

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**Reception**  
13'10" x 14'5"

**Reception**  
11'11" x 14'11"

**Kitchen**  
8'6" x 10'11"

**WC**

**Bedroom**  
12'5" x 14'5"

**Bedroom**  
11'6" x 13'11"

**Bedroom**  
8'0" x 8'5"

**WC**

**Bathroom**  
6'0" x 8'0"

**Garden**  
64'7" x 31'5"

**Garden Storage**

**Garage**  
8'6" x 17'11"



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