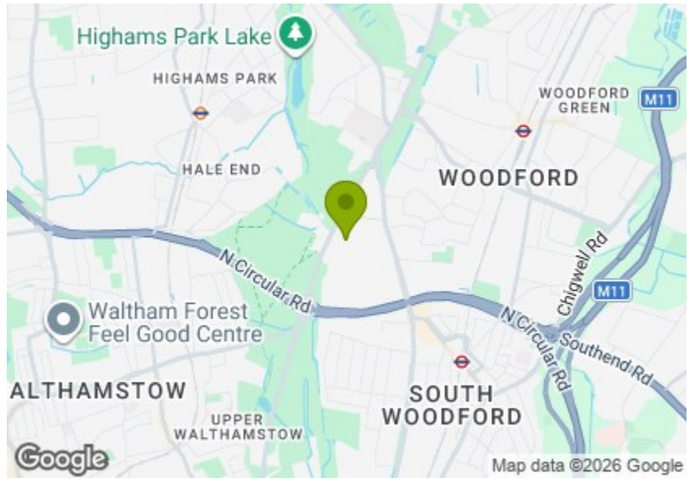
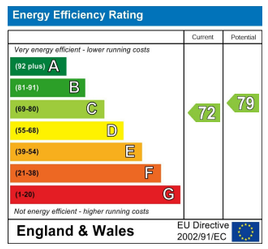


Total Area: 138.1 m² ... 1486 ft² (excluding eaves storage, porch)

All measurements are approximate and for display purposes only





E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

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DERBY ROAD, SOUTH WOODFORD

Offers In Excess Of £900,000 Freehold

4 Bed House

Features:

- Four Bedroom Family Home
- Extended Kitchen-Diner
- Short Distance to South Woodford Underground Station
- Easy Access to Epping Forest
- Period Home
- No Through Road Location
- Close to Shops & Amenities

A beautifully presented four bedroom period home set on a quiet no through road in the heart of South Woodford. Extended to create a spacious kitchen and dining room while retaining a practical family layout across three floors, it is ideally placed for George Lane's independent cafés, shops and everyday amenities, South Woodford Underground Station and the open spaces of Epping Forest.

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0203 3691818















IF YOU LIVED HERE...

Stepping through the porch, the welcoming reception room sits at the front of the house, where a bay window fills the space with natural light. Tasteful décor and period character create a comfortable setting for everyday life, while to the rear the home opens into an impressive extended kitchen and dining room. Designed with family living in mind, this generous space offers plenty of room for cooking, dining and gathering together, with glazed doors opening directly onto the garden to create an easy connection between inside and out.

The first floor is arranged with three bedrooms and the family bathroom. Two bedrooms sit alongside one another at the front of the house, including a well-proportioned double, while the well-proportioned bedroom at the rear overlooks the garden. The bathroom is positioned alongside, finished in a clean, contemporary style with a full-sized bath and overhead shower.

On the second floor, the loft conversion provides a spacious principal bedroom with useful eaves storage and the added convenience of its own shower room. Whether used as the main suite, guest accommodation or a private space for older children, it gives the upper floor a calm and independent feel, completing a home that offers flexibility for changing family needs.

WHAT ELSE?

· George Lane is around a 10 minute walk away, with local favourites including Bobo & Wild for coffee, Jones & Sons for relaxed dining and the monthly South Woodford Farmers' Market held on the third Sunday of each month.
· South Woodford Underground Station is within easy reach, providing Central line services to Stratford, Liverpool Street, Oxford Circus and beyond, while nearby shops and supermarkets make everyday errands straightforward.
· Epping Forest is close by for woodland walks, cycling routes and weekend outings, with Elmhurst Gardens and other local green spaces also within walking distance.



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
15'5" x 11'6"

Kitchen / Diner
21'7" x 17'10"

Bedroom
8'8" x 6'2"

Bedroom
15'10" x 11'4"

Bedroom
13'1" x 10'6"

Bathroom
8'11" x 7'0"

Garden
55'9"



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