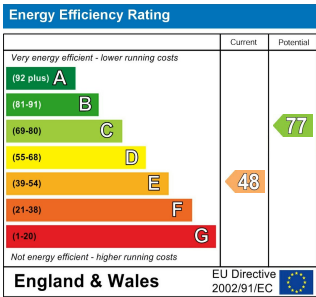


Garden - approx. 12m x 23m (at widest point)



Total Area: 142.2 m² ... 1531 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only



CHELMSFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £950,000 Freehold

4 Bed House



Features:

- Brick & Gable Fronted Victorian Semi
- Four Comfortable Bedrooms & Study
- Substantial & Mature Wraparound South Facing Garden
- Driveway & Garden Side Access
- Loft Converted With Bathroom
- Wealth Of Period Features & Grandeur Throughout
- Potential For Kitchen Side Return Extension
- Moments From Epping Forest & Short Distance To George Lane

An impressive brick and gable-fronted Victorian semi, offering four comfortable bedrooms and a study, with the converted loft also incorporating a shower room and office space. Rich in period features and a strong sense of character throughout, the house also offers scope for a kitchen side-return extension, subject to the usual consents. Outside, an expansive mature wraparound south-facing garden is complemented by a driveway and useful side access. Epping Forest is close by, while the shops, cafés and amenities of George Lane are also within easy reach.

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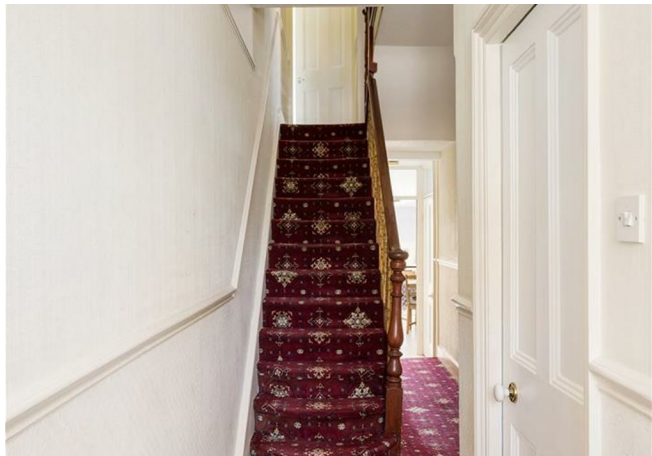
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IF YOU LIVED HERE...

Set behind an attractive Victorian façade, the house presents with warm brickwork, decorative window detailing and a handsome bay, with a traditional front door adding to the sense of character on approach. Inside, original touches continue through the hallway, where the timber banister gives a glimpse of the home's period fabric.

A generous reception room unfolds across two connected areas, linked by an elegant, curved archway. A large bay window draws in natural light, while picture rails, an ornate fireplace and original detailing bring depth and character to the space. To the rear, the kitchen/diner offers ample room for a dining table, with light flooring and direct access out to the garden. A ground-floor WC completes this level.

The south-facing garden is a standout feature, wrapping around the rear of the house and opening into an unusually generous expanse of lawn. Mature planting, established borders and a mix of trees and shrubs give the space depth and character, while a paved terrace by the house creates an inviting setting for outdoor dining. Further into the garden, the plot broadens considerably, creating a wonderful sense of space with plenty of room for seating, play and planting.

Upstairs, the first floor offers three well-proportioned bedrooms alongside a smaller study, giving the layout useful flexibility for family life, guests or home working. A bathroom with a bath also sits on this level. Above, the converted loft provides the fourth bedroom, together with an adjoining office space and separate shower room, creating a highly versatile top floor.

George Lane is around 15 minutes away, bringing together a strong mix of independent shops, cafés and places to eat, including Bobo & Wild for brunch and coffee, the Railway Bell for a classic neighbourhood pub, alongside boutiques and a local cinema. For a complete change of pace, Epping Forest is only minutes from the house, with vast stretches of ancient woodland, open glades and miles of walking and cycling routes. Families are also particularly well placed for schools, with Outstanding-rated Churchfields Primary School around six minutes away.

WHAT ELSE?

South Woodford Underground Station is a 16-minute walk away, providing Central line services across London, with direct connections towards the City, West End and beyond. Road links are also well placed for routes through north-east London and towards the M11, giving the location a useful balance of Underground access and wider connectivity.



A WORD FROM THE OWNER...

"Great neighbourhood to live and bring up a family. Our four children all thrived through the local school system. We love having the forest at the top of our road and all the trappings of civilisation at the bottom of the road (i.e., The Cricketers and choice of Indian restaurants)!! We're also lucky to have good space around us and we will miss the swifts 'screaming' as they swoop over our garden during the summer. We've also enjoyed easy access to London via the excellent transport links."

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Reception Room

13'1" x 27'5"

Kitchen / Diner

9'7" x 17'1"

Bedroom / Study

4'1" x 9'0"

Bedroom

12'4" x 13'1"

Bedroom

10'11" x 12'0"

Bathroom

6'7" x 6'0"

Bedroom

9'7" x 7'8"

Bedroom

9'7" x 15'6"

Office

7'1" x 8'10"

Shower Room

5'9" x 4'3"

Garden

39'4" x 75'5"



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