



Front Garden
48'8" x 54'11"

Reception
14'7" x 16'0"

Reception
11'4" x 11'0"

WC
11'6" x 3'1"

Kitchen/Diner
10'2" x 20'4"

Cellar
6'0" x 19'5"

Bedroom
14'7" x 12'4"

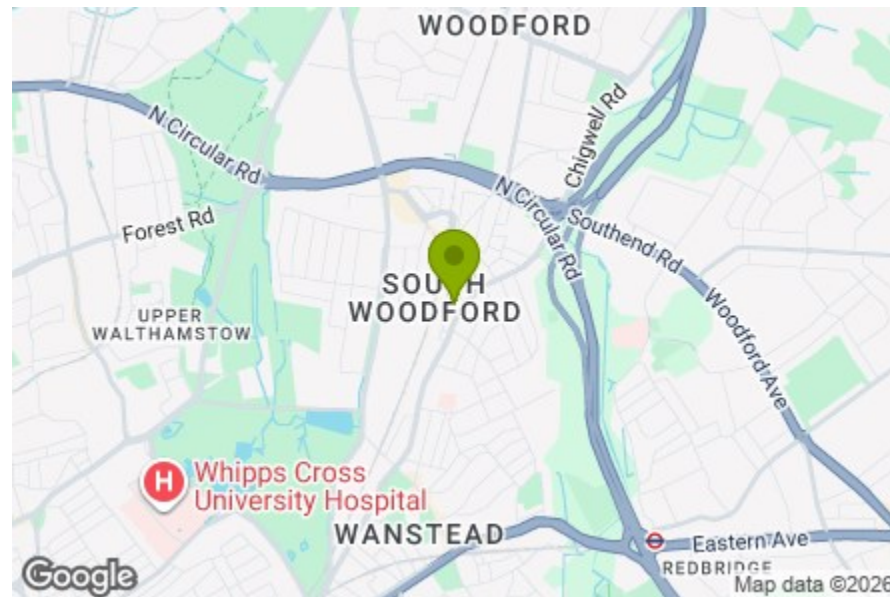
Bedroom
11'5" x 11'1"

Bathroom
5'3" x 10'0"

Bedroom
10'3" x 13'2"

Study
5'10" x 6'2"

Rear Garden
56'3" x 35'9"



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



PULTENEY ROAD, SOUTH WOODFORD Offers In Excess Of £800,000 Freehold 3 Bed House



Features:

- Striking Edwardian Home
- Double Fronted
- End of Terrace
- Two Reception Rooms
- Three Double Bedrooms & Study
- Bathroom & Downstairs WC
- Wealth of Period Features
- Cellar
- Substantial Corner Plot
- Minutes from South Woodford Station

Enviably located just minutes from the heart of South Woodford, this double-fronted three-bedroom end of terrace Edwardian home is a real beauty.

Occupying a generous corner plot, it enjoys a substantial amount of outdoor space, while inside, it offers two reception rooms, a spacious kitchen-diner, a first-floor family bathroom, a ground floor WC, a cellar, and a study, all complemented by an abundance of charming period features throughout.

Commuters will love the proximity to the Central line, while parents will appreciate being within the catchment area for a fantastic selection of schools.

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IF YOU LIVED HERE...

Behind the striking brick facade and beautifully maintained front garden lies a well-proportioned home, thoughtfully designed to make the very best use of space.

Beyond the spacious hallway, the dual-aspect front reception room is flooded with natural light through generous windows, allowing period features such as the mantelpiece and decorative beading to shine. The rear reception continues the theme, centred around another charming fireplace.

The spacious dual-aspect kitchen/diner strikes a considered balance between modern convenience and traditional charm, featuring smart fitted units and appliances alongside rustic details such as a feature mantelpiece. A ground floor WC adds welcome practicality, as does the cellar.

Step outside to an impressive wraparound garden, extending to three sides of the property, with a generous patio and pergola, a lawn, and mature foliage.

Upstairs on the first floor are three well-proportioned double bedrooms, each with bespoke storage, along with a further room ideal as a study or home office. The family bathroom is contemporary, complete with a walk-in shower.

There's plenty of greenery nearby, including Epping Forest and Roding Valley Nature Reserve, a glorious haven of wildlife and walking trails. South Woodford also offers a brilliant selection of shops, including a Waitrose, M&S, and an Odeon cinema, all just minutes from your front door.

South Woodford station is just a five minute stroll away, with the Central line getting you to Liverpool Street in around 20 minutes. Drivers can also access the North Circular within minutes.

WHAT ELSE?

- Make the Railway Bell your new local. Less than five minutes away, this traditional pub offers a cracking beer list, great food, friendly staff, and plenty of entertainment.
- Fancy a bite to eat? Head to Bobo & Wild, an independent cafe renowned for sourcing exceptional ingredients to create standout brunches, just six minutes away on foot. Just 0.6 miles away, you'll find Jones & Sons, the sister restaurant to the Dalston dining hotspot - a must-visit. Be sure to mark your calendar for every third Sunday of the month, when the South Woodford Farmers' Market takes place.
- Parents will be pleased to know there's an abundance of highly regarded primary and secondary schools in the area, one of the many reasons South Woodford is so popular with 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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