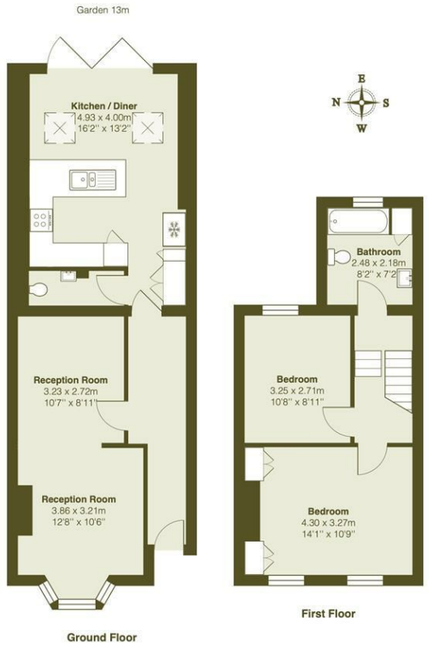
THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



Total Area: 87.1 m² ... 938 ft²

All measurements are approximate and for display purposes only

Reception Room
12'7" x 10'6"

Reception Room
10'7" x 8'11"

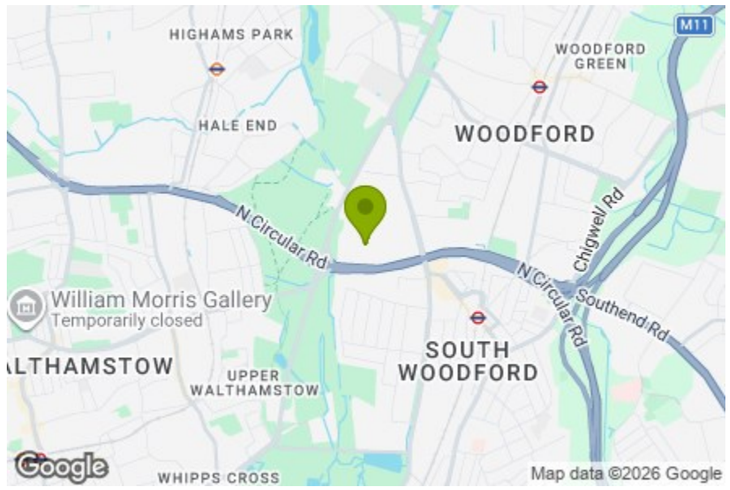
Kitchen / Diner
16'2" x 13'1"

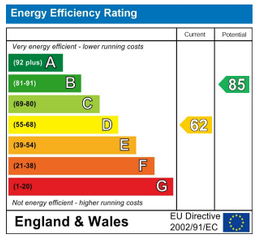
Bedroom
14'1" x 10'8"

Bedroom
10'7" x 8'10"

Bathroom
8'1" x 7'1"

Garden
42'7"





CARNARVON ROAD, SOUTH WOODFORD

Offers In Excess Of £625,000 Freehold

2 Bed House

Features:

- Two Bedroom Victorian Home
- Extended Kitchen-Diner
- Driveway
- Short Distance to South Woodford Station
- Brick Fronted
- Potential To Extend Info Loft (stpp)
- Catchment for Fantastic Selection of Schools
- Easy Access Into Epping Forest

A brick-fronted Victorian home in South Woodford, with two bedrooms, a driveway and a ground floor that really comes into its own at the rear. The extended kitchen-diner creates a generous space for cooking, eating and spending time together, opening straight onto the garden, while two reception areas give you plenty of room to spread out. You're also well placed for George Lane, South Woodford Station and Epping Forest, with a good choice of local schools nearby.

REQUEST A VIEWING
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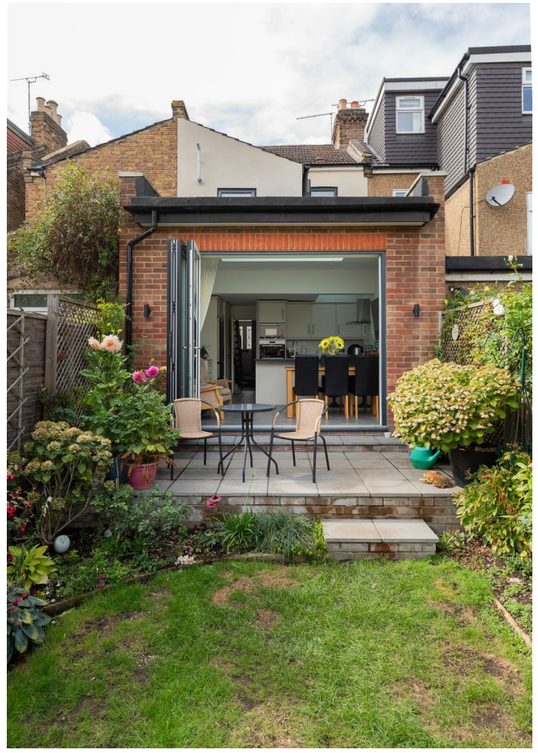

IF YOU LIVED HERE...

The front reception has plenty of character, with a bay window bringing in the light and a fireplace creating a focal point. From here, the room flows straight into the second reception, giving you a long, flexible living space with room to create separate sitting and dining areas. Pale flooring runs between the two, helping everything feel connected.

Head towards the rear and the extended kitchen-diner changes the pace of the house. Pale cabinetry is paired with dark worktops and a central island, while rooflights draw daylight down into the space. There's ample room for a full dining table alongside the kitchen, making this somewhere that can easily handle busy weekday breakfasts as well as a table full of friends. Wide glazed doors open onto the garden, where a paved terrace leads to the lawn and established planting. There's also a WC on the ground floor.

Upstairs, the larger bedroom sits at the front, with two windows and fitted wardrobes, while the second bedroom overlooks the rear. The bathroom is also on this floor, with a bath and shower above, vanity unit and pale tiling. The house measures approximately 938 sq ft in total, with further potential to extend into the loft, subject to the necessary permissions.

WHAT ELSE?

· George Lane puts plenty close at hand, including independent spots for coffee, brunch and dinner, with Bobo & Wild among the local favourites.
· Epping Forest is within easy reach when you want more space outdoors, while families have a good selection of local schools in the surrounding area.
· South Woodford Station connects you to the Central line, while George Lane covers the everyday essentials with shops, restaurants, the library and Odeon cinema.

A WORD FROM THE OWNER...

"Recently (partly) refurbished. As our agent saw, we have had the kitchen extended with bi-folding doors opening out onto the garden. The kitchen is now a dining / family room. We also added a downstairs toilet, and there is a large utility cupboard which houses a washing machine and tumble dryer. The bathroom was completely refurbished in 2023, including a new boiler, all the windows have been replaced and we have a new front door. The house was rewired as part of the kitchen extension project, and the lounge / sitting room was refurbished in 2024, including new flooring.
Location wise, we are around a 15 minute walk to South Woodford station, public transport is very good with several bus routes nearby. We also have Epping Forest on our doorstep, Highams Park lake is close, and is a lovely walk.
The neighbourhood is safe and friendly, and Carnarvon Road has a WhatsApp group, so everyone looks out for each other and general goings on.
The schools are of a high standard locally as well.
There's a good selection of restaurants and cafes, and some good pubs.
We've lived in and around South Woodford all of our lives and have been very happy here."

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