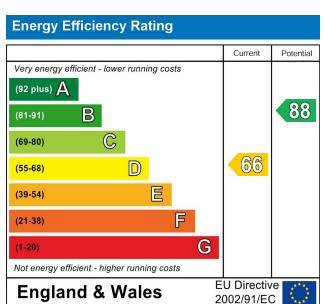
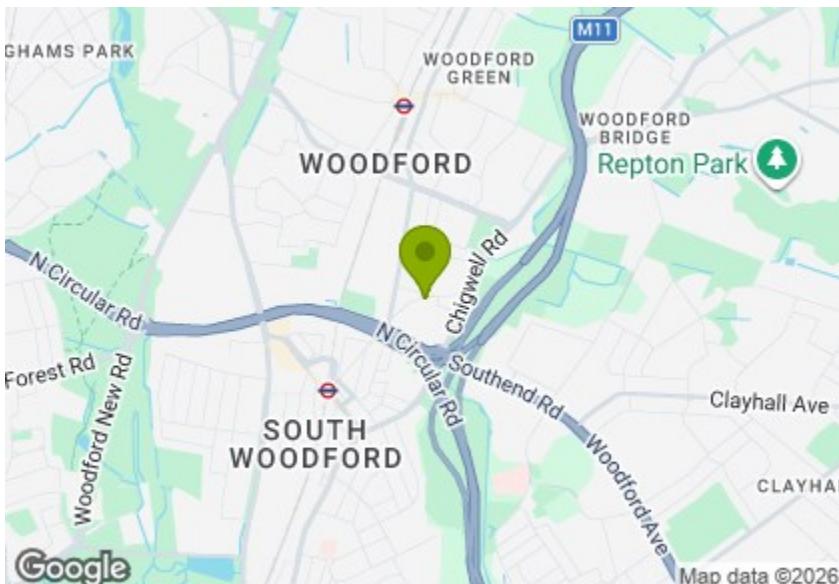


Total Area (EXCLUDING GARAGE): 84.7 m<sup>2</sup> ... 912 ft<sup>2</sup>

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.



**MAYBANK ROAD, SOUTH WOODFORD**  
Offers In Excess Of £675,000 Freehold  
3 Bed House - Semi-Detached



#### Features:

- 1930's End Terrace
- Detached Double Garage
- Chain Free
- Large South Facing Garden / Side Access
- Refurbished With Bi-Fold Doors
- Potential For Loft Conversion
- KidsOwn Nursery Location / Woodbridge
- Close To Roding Valley Park

Set on a quiet street in a sought-after part of South Woodford, this bright and modern three-bedroom end terrace has plenty to offer. Outside, there's a well-maintained south-facing garden with double garage. Inside, you'll find a spacious open-plan kitchen/living area and a first-floor family bathroom, all immaculately finished.

The location is equally impressive, nestled between the greenery of Epping Forest and Roding Valley, while South Woodford's amenities and excellent transport links are just a short hop away.

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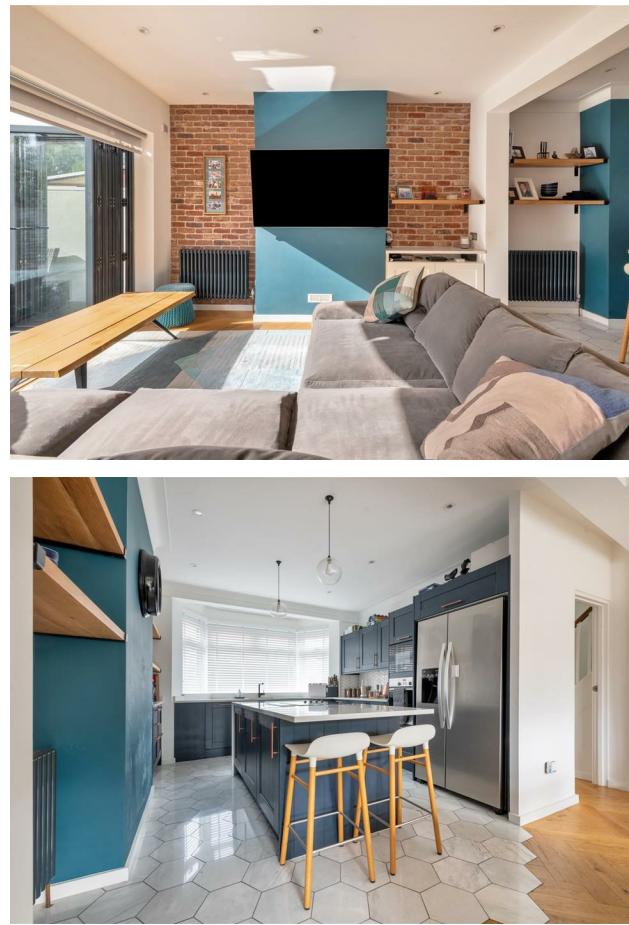
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#### IF YOU LIVED HERE...

Your calm, tree-lined street sets a peaceful tone that continues inside. The open-plan ground floor is flooded with light and offers plenty of space for coming together as a household or spreading out. The finish is flawless, with a thoughtful colour scheme and charming details such as the column radiators. In the kitchen area, you'll love the high-spec appliances, including the American-style double fridge, as well as the island and generous storage.

Throw open the generous bi-fold doors and take in the view of the spacious, well-maintained garden, complete with a decked patio and a sought after south-facing aspect.

Upstairs, you'll find three smart bedrooms and a modern family bathroom, featuring a tub and a walk-in shower.

You've got plenty of greenery nearby, including Elmhurst Gardens, Epping Forest and Roding Valley. As for amenities, South Woodford has a brilliant selection of stores around the George Lane area, including a Waitrose and M&S, plus an Odeon cinema and plenty of thriving coffee shops.

South Woodford station is a short stroll minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.

#### WHAT ELSE?

- Make the Railway Bell your new local. A short stroll away, this traditional pub has a cracking drinks list, great food, friendly staff and plenty of entertainment.
- Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe with exceptional brunches. Just 0.8 miles away you'll find Jones & Sons, the sister brand of the Dalston dining hot spot - you'll want to visit asap. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.
- Parents will be pleased to learn there's an abundance of highly regarded primary and secondary schools in the area.



#### 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, Pause Pilates and Elmhurst Gardens tennis courts 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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**Lounge / Dining Room**  
16'10" x 13'9"

**Kitchen**  
11'8" x 10'7"

**Bedroom**  
7'0" x 8'11"

**Bedroom**  
10'4" x 12'8"

**Bedroom**  
9'8" x 12'3"

**Bathroom**  
7'4" x 7'5"

**Garage**  
15'5" x 22'6"



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