



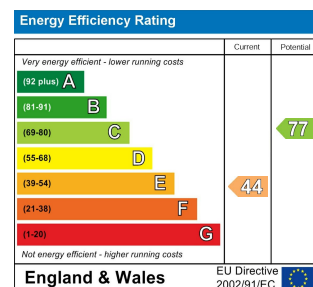
Garden Approx. 12.85m x 4.77m

### First Floor

Total Area: 113.6 m<sup>2</sup> ... 1223 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.

Garden  
42'1" x 15'7"



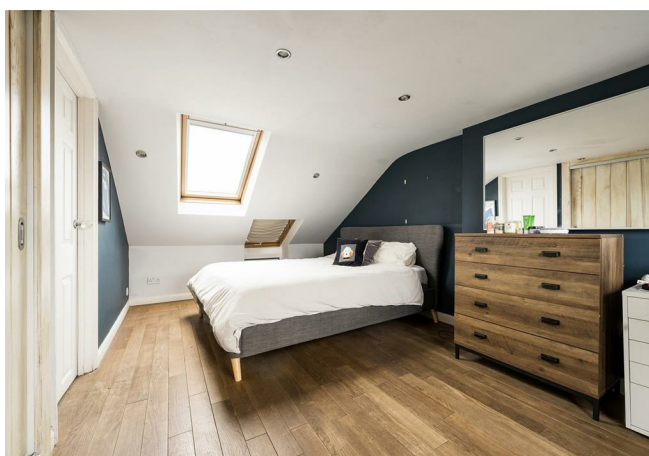
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| England & Wales | EU Directive<br>2002/91/EC |  |
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This characterful three-bedroom Victorian home sits on a residential street in the heart of South Woodford, with George Lane's independent cafés, restaurants and shops just a short walk away. Behind its traditional brick frontage, the interiors combine original period details with a generous extended kitchen and living space, while three floors of accommodation offer plenty of flexibility for family life. With a peaceful outdoor garden to enjoy, excellent transport connections and a chain-free sale, there's plenty to love about this well-located home.

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#### IF YOU LIVED HERE...

Step through the front door and you'll find a home full of warmth and personality. The front reception has a lovely bay window with traditional shutters, original wooden floorboards and a decorative fireplace, creating a cosy spot to settle into. Beyond this, a second reception provides a separate dining area, with exposed timber flooring continuing underfoot. From here, the house opens into an extended kitchen and living area, here overhead rooflights bring in plenty of daylight. White cabinetry, wooden worktops and open shelving give the kitchen a relaxed feel, while French doors lead directly onto the rear garden, with established planting and space to enjoy warmer days outside.

On the first floor, you'll find two comfortable double bedrooms, each with its own character. The larger bedroom has generous proportions and a pair of front-facing windows, while the second enjoys a softer decorative scheme, both with painted floorboards. The family bathroom is finished with white wall tiles, contrasting dark surfaces and a bath with shower above.

The converted loft provides a further spacious bedroom, with wooden flooring, roof windows and a striking dark feature wall. There's also a private ensuite shower room, finished with green tiling and a rooflight. It's a lovely retreat from the rest of the house, completing a home that balances Victorian character with the space needed for modern family living.

#### WHAT ELSE?

- South Woodford Underground station is just a short walk away, with Central line services providing direct connections to Stratford, Liverpool Street and central London.
- George Lane is full of local favourites, including Bobo & Wild for weekend brunch, independent coffee shops and a great selection of restaurants. There's also a monthly farmers' market & leafy Roding Valley Park just a short stroll away.
- Families have a good choice of well-regarded schools nearby, including Churchfields Infant and Junior Schools. Epping Forest is also within easy reach for weekend walks and outdoor adventures.



#### A WORD FROM THE OWNER...

"We kept the victorian floorboards, however we've insulated under so that this house stay warm in the winter. Amazing schools very close by and lovely neighbours."

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