

## SOUTH VIEW DRIVE, SOUTH WOODFORD

### Offers In Excess Of £1,250,000 Freehold 4 Bed House



#### Features:

- Substantial Four Bedroom Home
- Double Side / First Floor Rear & Kitchen Extensions
- Driveway For Multiple Cars
- Utility Room & Ground Floor WC
- Master Bedroom With En-Suite
- Multiple Reception Spaces
- Potential For Loft Extension
- Close To Nightingale School & Roding Valley Park

A substantial four-bedroom home offering generous proportions and a versatile layout, enhanced by a double storey side extension, first floor rear addition and an extended kitchen. Multiple reception areas provide flexibility for both everyday living and more formal settings, while a utility room and ground floor WC enhance the home's overall functionality. The principal bedroom benefits from its own ensuite, with potential for a loft extension, subject to the usual permissions. To the front, a driveway provides ample off-street parking, and the setting places you within easy reach of Nightingale School and Roding Valley Park.

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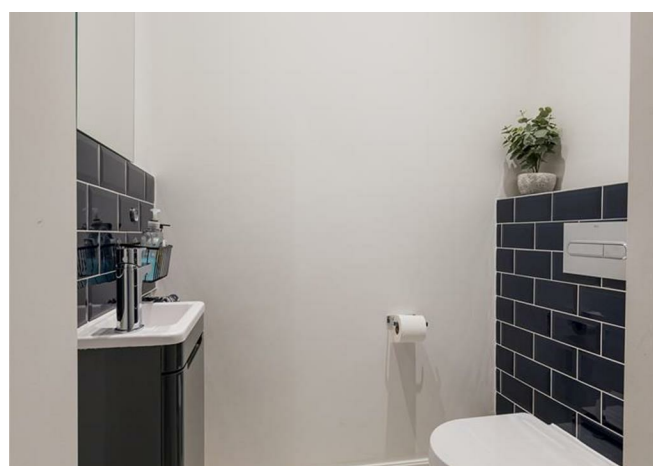
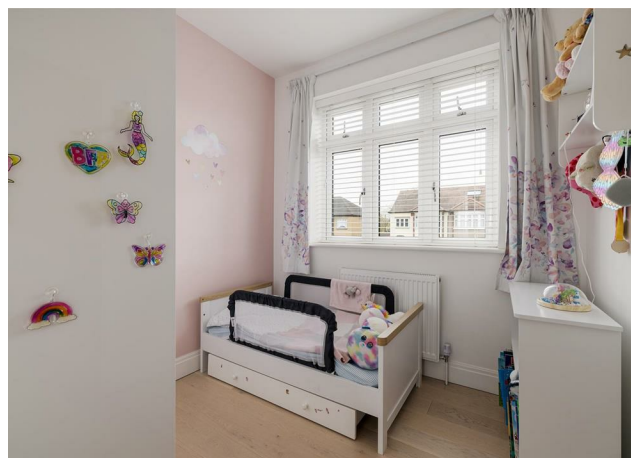
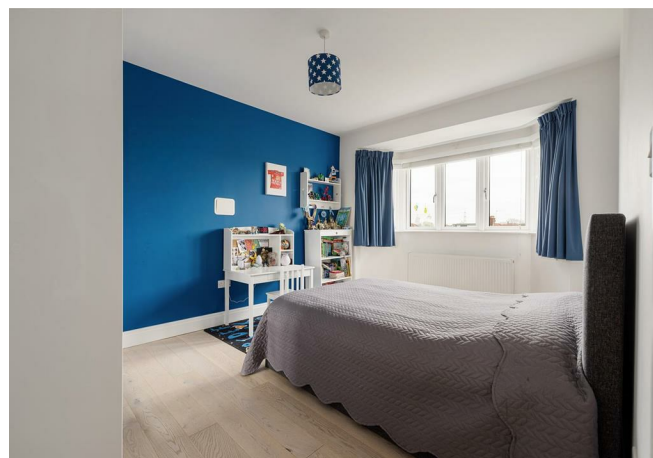
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IF YOU LIVED HERE...

Set back behind a neatly paved driveway, the exterior presents a confident, contemporary finish, with clean lines and a balanced frontage that creates an immediate sense of arrival.

Stepping inside, the hallway opens with pale timber flooring underfoot and a sense of space that carries through the home, featuring an integrated cupboard discreetly positioned and a natural line of sight drawing you towards the rear. To one side, a reception room is centred around a wide bay window, where light gathers across the room, creating a comfortable setting for quieter moments. A study offers a more focused space to work or read, while a neatly finished WC sits conveniently off the hall.

To the rear, the home opens into an impressive kitchen, dining and living space, where bifold doors and overhead skylights bring in light from above and beyond. The kitchen is arranged around a generous island with extensive cabinetry, flowing into a relaxed seating area, while a separate utility room adds a practical layer to the layout.

Outside, an elevated terrace leads down to a far-reaching lawn bordered by established planting, creating a setting that moves easily from slow mornings to sociable afternoons, with ample room for play or entertaining.

Upstairs, the bedrooms are thoughtfully arranged, with the principal suite featuring

extensive built-in wardrobes and its own ensuite finished with contemporary tiling and a walk-in shower, giving a sense of privacy and calm. The remaining rooms offer flexibility for family life, guests or workspace, each enjoying a pleasant sense of natural light, while a well-finished bathroom completes the floor with both bath and separate shower.

Leafy surroundings and a well-established high street combine to give the area a strong sense of place, with both everyday convenience and open green space close at hand. George Lane forms the local hub, where Bobo & Wild is known for its brunch menu and artisan coffee, while The Railway Bell offers a traditional setting with a generous beer garden. A local cinema provides an easy option for evenings out, alongside a range of independent boutiques and essentials. For time outdoors, Epping Forest stretches out nearby with miles of walking and cycling routes, while Roding Valley Park offers open playing fields and riverside paths. Schooling is strong locally, with Nightingale Primary School just a three-minute walk from the front door, alongside several other well-regarded options within easy reach.

WHAT ELSE?

South Woodford station is an eight-minute walk, providing direct Central line connections into Stratford, Liverpool Street and the West End. The North Circular Road is also easily accessible, offering convenient routes throughout London and linking quickly to the M11 for journeys further afield.



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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**Reception Room**  
12'3" x 13'6"

**Kitchen / Dining / Reception Room**  
28'9" x 24'0"

**Utility Room**  
12'7" x 9'1"

**WC**  
7'4" x 5'1"

**Study**  
8'1" x 12'8"

**Bedroom**  
7'10" x 7'3"

**Bedroom**  
11'3" x 13'10"

**Bedroom**  
10'9" x 14'7"

**Bathroom**  
8'2" x 8'9"

**Bedroom**  
12'10" x 23'11"

**Ensuite**  
7'8" x 7'8"



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