



REQUEST A VIEWING
0203 3691818





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IF YOU LIVED HERE...

Step inside and the ground floor has a traditional layout that's easy to imagine settling into. The bay fronted reception room at the front of the house is filled with natural light and offers a comfortable setting for relaxing at the end of the day. To the rear, a second reception room enjoys views over the garden and makes an inviting dining room or family space, with doors opening directly outside. The separate kitchen is accessed from the hallway and also leads out to the garden, while the side access is a practical addition for everything from bicycles to gardening equipment.

Upstairs, you'll find three well arranged bedrooms set around the landing, alongside the family bathroom. Two are generous doubles, while the third offers flexibility as a nursery, child's bedroom or home office. Outside, the rear garden provides plenty of space for children to play, summer dining or future landscaping projects. Combined with the end terrace position and the scope to extend, subject to the usual planning permissions, this is a

home that offers plenty for today while leaving room for the future.

WHAT ELSE?

- South Woodford Station is within easy walking distance, with Central line services providing quick links into the City, the West End and beyond.
- George Lane has a great selection of independent favourites including Bobo & Wild for coffee, Jones & Sons for brunch or dinner, and The Railway Bell for a relaxed drink with friends.
- Epping Forest is close by for weekend walks and cycling, while the monthly South Woodford Farmers' Market and several Ofsted rated Good and Outstanding schools add to the area's strong community feel.



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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