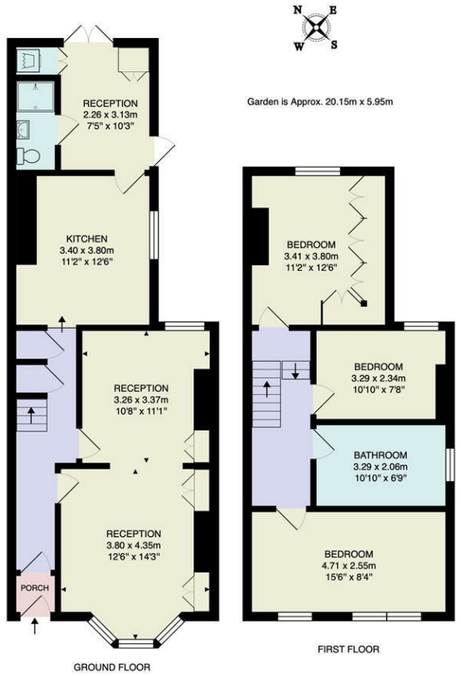


Total Area: 110.2 m² ... 1186 ft²

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.

Porch

Reception
12'5" x 14'3"

Reception
10'8" x 11'0"

Kitchen
11'1" x 12'5"

Reception
7'4" x 10'3"

Downstairs WC/Shower Room

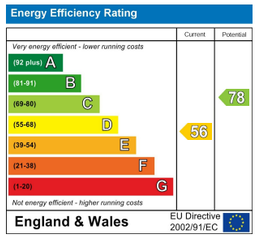
Bedroom
11'2" x 12'5"

Bedroom
10'9" x 7'8"

Bathroom
10'9" x 6'9"

Bedroom
15'5" x 8'4"

Garden
approx 66'1" x 19'6"



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0203 369 6444

E17 & E10
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DAISY ROAD, SOUTH WOODFORD

Offers In Excess Of £725,000 Freehold

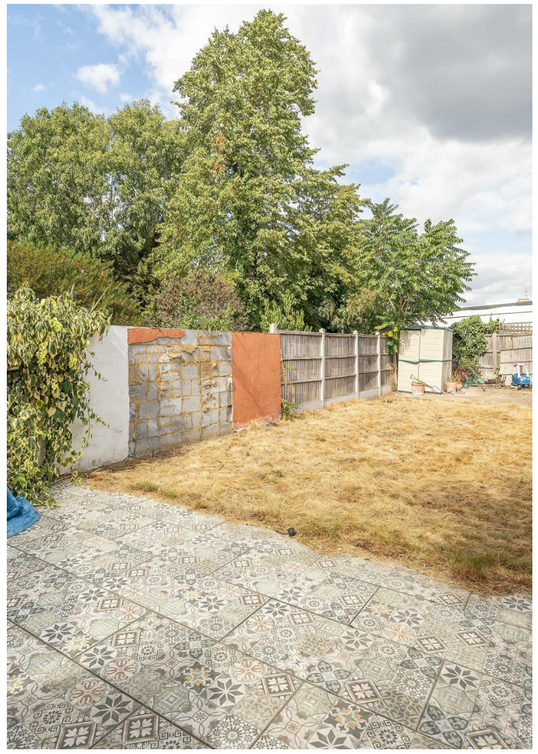
3 Bed House - Semi-Detached

Features:

- Victorian Semi Detached House
- Chain Free Sale
- Three Comfortable Bedrooms
- 65' Rear Garden & With Side Access
- First Floor Bathroom & Ground Floor WC With Shower
- Dining Area Overlooking The Garden
- Potential For Loft & Kitchen Side Return Extensions
- Moments From South Woodford Tube Station

This chain-free, three bedroom Victorian semi-detached home sits in a particularly handy South Woodford spot, moments from the Central line and George Lane. Inside, there's plenty of character and a generous run of living space, while the 65-foot rear garden and potential for loft and kitchen side-return extensions offer scope for the future, subject to the usual permissions.

REQUEST A VIEWING
0203 3691818



IF YOU LIVED HERE...

The front reception sets the tone, with a bay window, wooden flooring and built-in shelving framing the chimney breast. It opens into a second reception area, creating a long living space with room to relax and dine. Soft green walls run through both areas, while the original-style timber staircase and floorboards add character. From the hallway, the kitchen sits towards the rear, with timber worktops, cream cabinetry and a range cooker.

Beyond the kitchen, a separate dining area looks directly onto the garden, with double doors opening outside. Alongside is the ground floor WC and shower, a useful addition to the first-floor bathroom. The rear garden stretches to approximately 65 feet, with a broad lawn, established planting and a paved area close to the house. Side access is another practical feature, while the layout offers potential for a kitchen side-return extension, subject to planning permission.

Upstairs, three comfortable bedrooms are arranged around the landing. The largest sits to the rear with a full wall of fitted wardrobes, while the remaining two bedrooms are positioned towards the front and centre of the house. The family bathroom has a freestanding roll-top bath, timber-effect flooring and traditional-style fittings. There is also potential to extend into the loft, subject to the necessary permissions.

WHAT ELSE?

South Woodford Underground Station is moments away, putting the Central line close at hand for journeys towards Stratford, Liverpool Street and central London.
George Lane is nearby for everyday essentials and plenty of places to eat. Local independents include Bread & Oregano and Tipi Coffee, while Bobo & Wild is another South Woodford favourite for brunch.
For green space, Epping Forest and Roding Valley Park are both within easy reach, giving you plenty of options when you want to swap the high street for a longer walk.

A WORD FROM THE OWNER...

"This home has been the ultimate launchpad for our family. The connectivity is simply unbeatable: with the Tube a mere two-minute walk away, both the daily commute and trips into central London with our toddler take under half an hour door-to-door. Despite being so flawlessly connected, the street feels incredibly safe, calm, and tucked away. We have been blessed with wonderful neighbours and a genuine community feel, while having every daily necessity - groceries, restaurants, doctors, dentists and fantastic schools - within a ten-minute walk. We will genuinely miss the ease and warmth of living here."

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