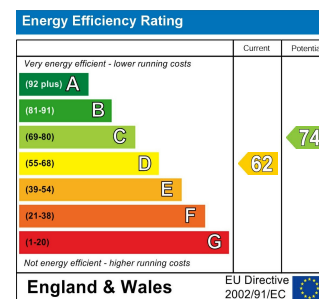
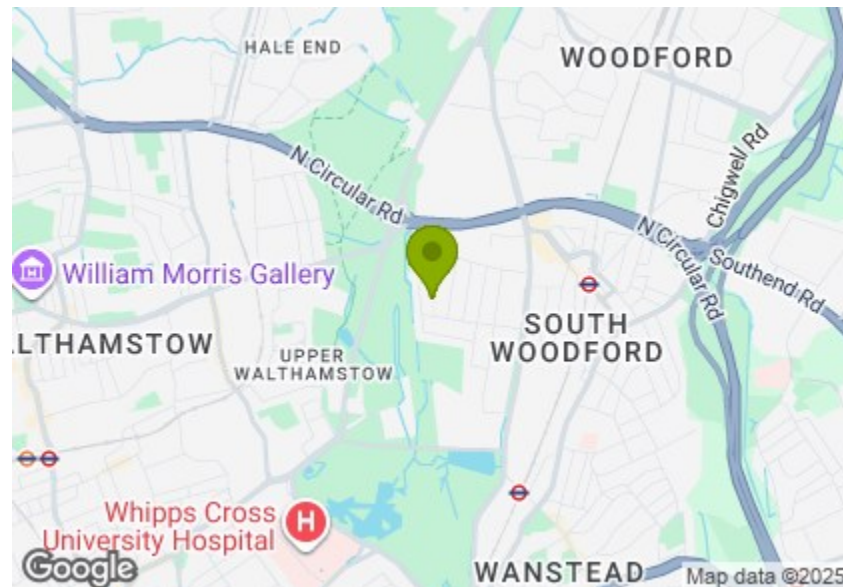




Total Area (Excluding Garden Room/Storage): 296.1 m<sup>2</sup> ... 3187 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.



## BYRON AVENUE, SOUTH WOODFORD

### Offers In Excess Of £1,300,000 Freehold 6 Bed House



#### Features:

- Semi Detached 1930s Family Home
- Six Bedrooms & Two Bathrooms
- Extended & Refurbished Throughout
- Prestigious Firs Estate Location
- Powered Outbuilding
- Driveway For Multiple Cars
- Easy Access To Epping Forest
- Catchment For Fantastic Selection Of Schools
- Close to George Lane & South Woodford Station
- Total Floor Space Circa 3500sqft

This beautifully extended six-bedroom, two-bathroom 1930s semi-detached home offers over 3,500 sq ft of versatile living space in the highly sought-after Firs Estate. Immaculately refurbished throughout, it features multiple reception areas, a vast kitchen/diner, a converted loft, a powered garden outbuilding, and driveway parking for several cars.

Set in a leafy, residential pocket of South Woodford, you're within easy reach of George Lane, South Woodford station (Central Line), Epping Forest, and a superb choice of local schools — making this an ideal long-term family home in one of East London's most desirable neighbourhoods.

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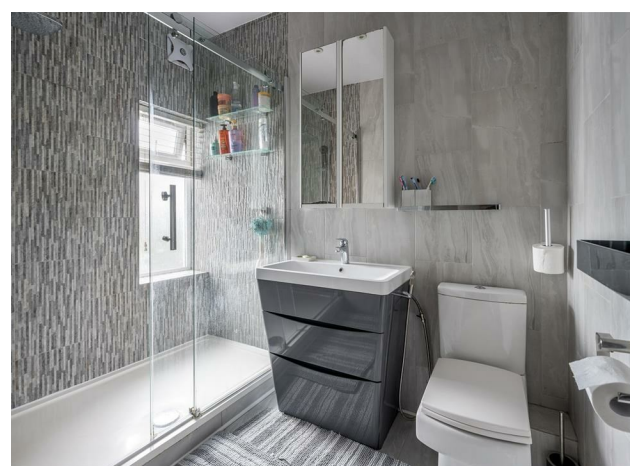
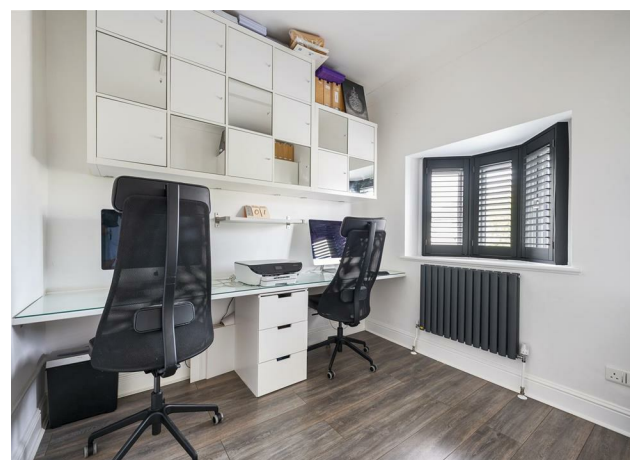
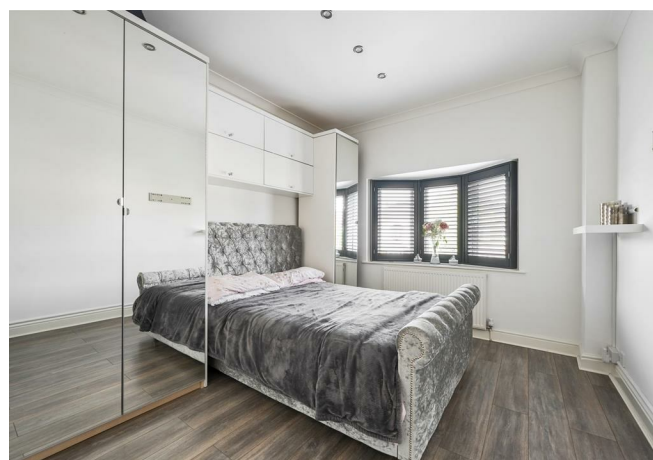
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**IF YOU LIVED HERE...**

Set on the prestigious Firs Estate, this immaculately extended and refurbished six-bedroom 1930s semi-detached home offers a rare combination of space, style and functionality – with over 3,500 sq ft of beautifully finished interiors, a powered outbuilding, and parking for multiple cars.

Step into the welcoming porch and hallway and you're greeted with a wealth of living space. The bay-fronted reception to the front is bright and expansive, while the second reception room offers a cosy retreat. To the rear, the open-plan kitchen/diner spans over 32 feet in length – a true hub of the home with sleek finishes, integrated appliances, a separate utility/kitchenette, and plenty of space to cook, dine and relax. The adjoining conservatory and gym area overlook the garden, bringing in an abundance of natural light.

Upstairs, the first floor hosts five generously sized bedrooms, including a stunning bay-fronted master with a dressing room, along with two contemporary bathrooms and a study. A staircase leads to the loft conversion – a vast additional bedroom with ample head height and eaves storage.

The neatly designed garden to the rear is home to a powered outbuilding that provides an ideal office, studio or chill-out space, complete with storage. The private driveway at the front accommodates multiple vehicles with ease.

Beyond, you can be exploring Epping Forest in a couple of minutes. Be sure to head for The Doughnut, a perfect circle of manicured lawn in the heart of the woodlands. It's all so wonderfully green, you'll easily forget that you're only around short commute from Central London; South Woodford station, sat in Zone 4 on the Central line, is just 0.8 miles on foot and will get you directly to Liverpool Street in 18 minutes.

You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area has its own cinema, which is a mere 13 minute walk away from your home.

**WHAT ELSE?**

- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within the independent Forest School but accessible by the public via membership.
- Parents will be pleased to know you have a wide choice great primary and secondary schools in the area (one of the reasons so many people are keen to make this move).
- How about celebrating your move to E18 with a trip to Jones & Sons? Fans of the original Dalston location (and the film Boiling Point, which was shot there) will know this is seriously good dining. It's 0.7 miles away.



**A WORD FROM THE EXPERT...**

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets – M&S, Sainsbury's, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

**BEN CHARLETON**  
E18 ASSISTANT MANAGER

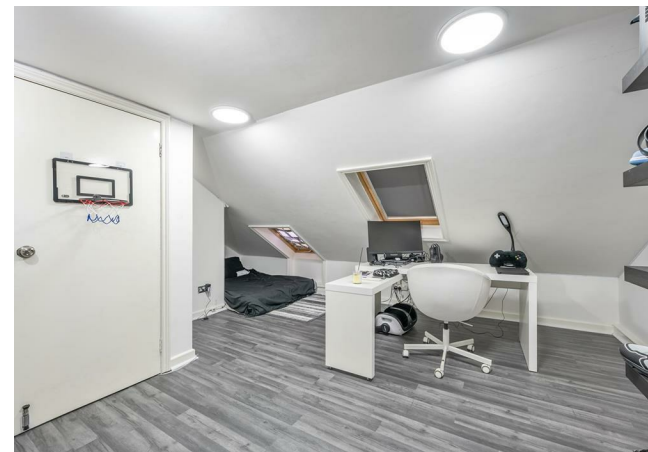
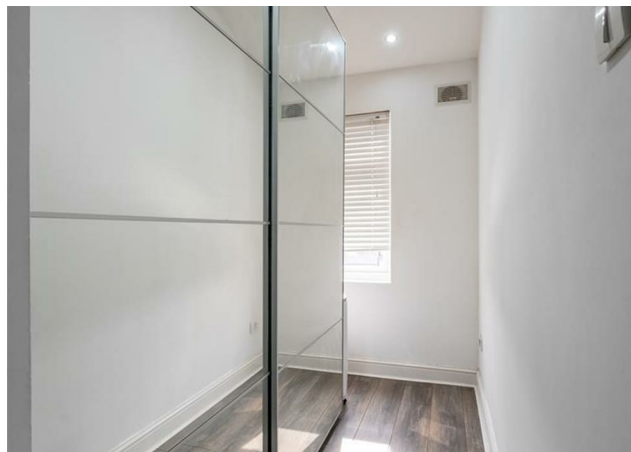
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**Reception**  
14'6" x 28'2"

**Kitchen/Diner**  
32'3" x 17'7"

**Conservatory**  
23'3" x 12'5"

**Gym**  
7'3" x 12'5"

**Kitchen Utility**  
10'0" x 7'9"

**Reception**  
10'2" x 14'4"

**Bedroom**  
13'1" x 14'1"

**Bedroom**  
13'1" x 12'2"

**Dressing Room**  
4'11" x 10'0"

**Bedroom**  
13'0" x 9'0"

**Study**  
5'10" x 8'3"

**Bedroom**  
10'3" x 12'7"

**Loft Room**  
18'8" x 17'10"

**Garden**  
34'9" x 20'9"



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