



Latchett Road, London, E18

BUTLER & STAG





**PRICE GUIDE: £875,000 - £900,000 -**  
**Situated in the heart of South Woodford, this immaculately presented home offers families and young working professionals the ideal place to live with South Woodford Tube Station just 10 Minutes walk away, along with some outstanding Primary & Secondary (state & independent) schools all within walking distance.**



## Freehold

- 10 Minute Walk To South Woodford Central Line Station
- Catchment Area To Some Outstanding Schools (State & Independent)
- West Facing Rear Garden
- Stylish Shaker Kitchen With Rangemaster Cooker & Air Conditioning
- Ground Floor Shower Room & First Floor Bathroom
- Off Street Parking & Garage

Welcome to this beautifully presented home on Latchett Road, offering a versatile layout across two levels. The ground floor features a spacious open-plan kitchen complete with a stylish shaker-style kitchen, dining, and living area, ideal for entertaining and family life. To the rear of the property, there are two well-proportioned bedrooms and a modern shower room also occupy this level, alongside a convenient home office/bedroom and utility area.

Upstairs, you'll find two additional bedrooms, one of which includes access to a generous walk-in wardrobe. A stylish family bathroom completes the first-floor layout.

The property also benefits from an outbuilding, perfect for additional storage, a gym, or a studio workspace.

This thoughtfully designed home seamlessly blends contemporary style with practical living space, making it an excellent choice for families or professionals seeking comfort and flexibility.

Located in the heart of South Woodford, this property offers more than just a beautiful home—it provides an exceptional lifestyle. It's perfect for growing families or young professionals alike.

Surrounded by well-regarded state schools such as Oakdale, Churchfields, & Woodbridge. As well as some fantastic private schools like Woodford Prep, Bancrofts & Forest, as well as parks, and green spaces.

The vibrant George Lane offers a wide range of amenities, including family-friendly cafes, restaurants, a cinema, and a library—all just a short walk away. With everything from everyday essentials to weekend entertainment close at hand, this home offers both comfort and community in one of East London's most desirable neighbourhoods.



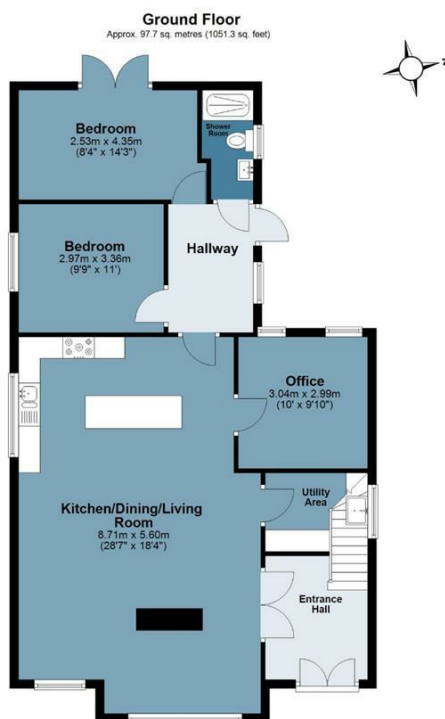




## Latchett Road

Approx. Gross Internal Area 152.8 sq. metres (1644.3 sq. feet)

BUTLER & STAG



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
© @modephoto.uk www.modephoto.co.uk

BUTLER & STAG

☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.