



Total Area: 113.5 m² ... 1221 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CARNARVON ROAD, SOUTH WOODFORD

Offers In Excess Of £775,000 Freehold 3 Bed House



Features:

- Substantial Semi Detached Victorian House
- Brick Fronted & Double-Bayed
- Driveway
- L-Shaped Wraparound Kitchen Extension
- Mature West Facing Garden
- Period Features & Replacement Sash Windows
- 1221 Sq ft With Potential For Loft Conversion
- Short Distance To Epping Forest & George Lane

This elegantly timeless three-bedroom semi-detached Victorian home sits on a quiet, tree-lined street in the heart of E18, just a short walk from George Lane, South Woodford station and Epping Forest.

Inside, traditional style and contemporary flair are artfully blended, with a bright reception, ground floor shower & WC, first floor bathroom and an extended kitchen-diner. Outside, you have a west-facing garden at the rear and a driveway at the front.

With plenty of highly regarded schools nearby, it has all the makings of a dream family home in a brilliantly connected spot. The potential for a loft conversion means there's even room to grow.

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IF YOU LIVED HERE...

Beyond the convenience of your private driveway and that striking frontage, you'll find your bright and beautifully balanced reception room. Generous sash windows flood the space with natural light, while the soft palette, ornate coving, ceiling rose and mantelpiece add a real sense of warmth. You'll love the touches such as the parquet flooring and bespoke shutters, too.

To the rear, the extended kitchen/diner is just as inviting. Sleek units, high-quality fittings and a sage palette set a balanced tone in a light-filled space that's perfect for entertaining. There's room for a full-sized dining table, as well as a defined lounging area with a wood-burning stove. It all looks out over your impressively well-maintained west-facing garden, which offers a glorious display of mature foliage.

Upstairs, the first floor houses three bedrooms, all immaculately finished. A sleek family bathroom with a freestanding tub and separate shower completes the layout. The spacious ground floor shower room will come in handy, too.

As well as your own generous garden, you've got the ancient woodlands of Epping Forest just minutes away, perfect for weekend strolls or a quick escape into nature.

Urban perks are just as plentiful. South Woodford is home to a great mix of independent and well-loved names, including a branch of Jones & Sons.

You've also got a brilliant choice of supermarkets, including M&S and Waitrose, plus an Odeon cinema. Don't forget to pop along to the farmers' market every third Sunday.

WHAT ELSE?

- South Woodford station is 20 minutes on foot, where the Central line can take you to Liverpool Street in another 20 minutes.
- Meanwhile, drivers can be on the North Circular in just a few minutes (and remember, you have off-street parking too).
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, which is one of the reasons it's so popular with families.



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

11'3" x 22'1"

Kitchen/Diner

14'2" x 28'6"

Shower Room

Bedroom

14'11" x 12'0"

Bedroom

9'8" x 9'9"

Bedroom

6'9" x 11'8"

Bathroom

9'7" x 7'8"

Garden

9'7" x 7'8"



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