

Bedroom  
12'5" x 10'5"

Bedroom  
12'5" x 11'0"

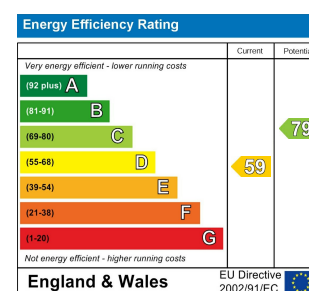
Bathroom  
9'2" x 5'8"

Kitchen  
8'8" x 8'11"

GROUND FLOOR

**Total Area (Excluding Garden): 59.4 m<sup>2</sup> ... 639 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.



- Two Bedrooms
- Ground Floor
- Chain-free
- Parquet Flooring
- Private Garden
- Short Walk To South Woodford Tube
- Easy Access To Roding Valley Park

Set along a peaceful South Woodford street, this charming ground floor home combines character, comfort, and convenience. Featuring two well-proportioned bedrooms and beautiful parquet flooring, it offers a warm and inviting feel throughout, perfectly suited to modern living. The property is offered chain-free, presenting an excellent opportunity for a straightforward move. Outside, a private garden provides a tranquil spot for relaxing or entertaining, while South Woodford Station and the green open spaces of Roding Valley Park are just a short walk away.

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#### IF YOU LIVED HERE...

Part of an attractive period building with distinctive Tudor-style detailing and classic red brickwork, this welcoming home enjoys a neatly maintained shared frontage and well-kept greenery that set a graceful first impression. Inside, the hallway feels bright and uplifting, with warm mustard panelling and classic parquet flooring that continues through much of the home. A built-in cupboard offers practical storage, while crisp white walls enhance the light and airy feel.

Generous and inviting, the reception room feels spacious and elegant, where a deep green feature wall adds richness and depth against the honeyed tones of the parquet. A large bay window floods the space with daylight, creating an ideal setting for both relaxing and entertaining. The kitchen is equally bright, finished with soft sage cabinetry and patterned flooring that adds a touch of individuality. A glazed door at the rear provides a seamless connection to the garden beyond.

The garden itself is a delightful leafy retreat with a soft green lawn and mature trees creating a wonderfully natural backdrop. There's ample space for outdoor dining or quiet relaxation, with dappled sunlight filtering through the branches, a serene setting that invites you to unwind and enjoy the outdoors.

Back inside, both bedrooms are spacious doubles, each offering a restful atmosphere

and plenty of natural light. Generous proportions and parquet floors bring warmth and character throughout. The bathroom continues the home's sense of style with its full-sized bath, blue-and-white palette, and patterned floor tiles lending a touch of charm.

Surrounded by green spaces and a lively village atmosphere, this location offers the best of both worlds. Just a short stroll away, George Lane is home to an inviting mix of boutiques and independent shops, along with cosy cafés such as Bobo & Wild, and the much-loved Railway Bell pub. The Odeon cinema adds to the area's vibrant high street life, while The George, a little further along, is a favourite for relaxed weekend gatherings. For time outdoors, Roding Valley Park is moments away, and the vast expanse of Epping Forest offers endless woodland trails to explore.

#### WHAT ELSE?

Practicality matches charm here, too, with excellent transport connections. South Woodford Station is around ten minutes away, providing swift connections into central London via the Central line. The area is also well served by local bus routes linking nearby neighbourhoods such as Woodford, Wanstead, and Walthamstow. Whether commuting, meeting friends, or enjoying the nearby green spaces, getting around from here is effortless.



#### A WORD FROM THE EXPERT...

"As a long-time resident and the Manager of our South Woodford office, I can say this area truly captures the best of London living. It offers leafy surroundings, a welcoming community, and great local amenities, all 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 worlds away from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes suiting all lifestyles. At the heart of it all 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 spots. I'm often at Tipi Coffee for a morning flat white or Bobo & Wild for brunch. With great schools, transport links, and a strong sense of belonging, South Woodford offers the perfect city-suburb balance."

TONY PLATT  
E18 BRANCH MANAGER

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