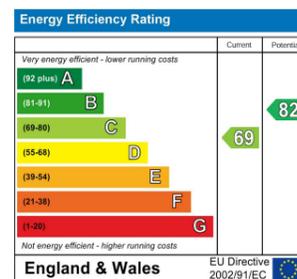




Total Area (Excluding Loft Room): 95.9 m² ... 1033 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.



CARNARVON ROAD, SOUTH WOODFORD

Offers In Excess Of £700,000 Freehold 2 Bed House - End Terrace



Features:

- Brick Fronted Victorian End-Terrace
- Driveway
- Stunning Kitchen With Side Extension
- Landscaped Rear Garden
- Ground Floor WC & Utility
- Large Through Lounge
- Potential For Loft Conversion
- Moments From Epping Forest

This classically beautiful two-bedroom Victorian end-terrace sits on a quiet, tree-lined street in the heart of E18, just a ten minute walk from George Lane, near the greenery of Epping Forest.

Inside, the home artfully blends tradition and sharp design, with a bright through-lounge, ground floor WC and utility, first floor bathroom and loft room. The kitchen-diner is a real highlight - extended at the side and rear, while the landscaped garden is lovely, and the driveway a huge convenience, especially as it has its own electric car charger.

With plenty of highly regarded schools nearby, it's got 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 brick frontage, you'll find your bright and beautifully balanced through-lounge. Generous windows flood the space with natural light, while the neutral palette, ornate coving and striking mantelpiece add a real sense of warmth. You'll love the extra touches such as the column radiators and bespoke shutters, while other thoughtful considerations include the re-rendering and insulation of the flank wall for energy efficiency, and electric car charger on the driveway.

To the rear, the side and rear extended kitchen/diner is just as inviting. Rustic-style units, high quality fittings and a butler basin set the balanced tone in a light-filled space that's perfect for entertaining. There's room for a full sized dining table as well as having an existing kitchen island, and it all looks out over your impressively well maintained garden. The fact that you have a separate utility means you can banish clutter, and the ground floor WC will be handy.

Upstairs, the first floor houses two generous bedrooms, both immaculately finished. A stunning family bathroom with a full-size tub and walk-in shower completes the layout.

Your loft room will be useful as it is, but of course also offers the potential for further extension. Good for peace of mind.

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. Fans of the original Dalston location (and the film Boiling Point, which was shot there) will know this is seriously good dining.

You've also got a brilliant choice of supermarkets, including M&S and Waitrose, plus your very own cinema nearby. Gail's bakery is just as close for your coffee and pastry fix, and don't forget to pop along to the farmers market every third Sunday.

WHAT ELSE?

- Your new local? How about the Railway Bell. It's only a short stroll, plus it has friendly staff, a great selection of drinks and food.
- South Woodford station is around 15 minutes on foot, where the Central line can take you to Liverpool Street in another 20 mins.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, one of the reasons this area is so popular with families.



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, Sainsburys, 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 picks for food include the Japanese restaurant Sakura and local favourite Nino's. 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. All round, it's a fantastic place to call home."

BEN CHARLETON
E18 ASSISTANT BRANCH MANAGER

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Reception
13'11" x 25'11"

Bathroom
8'6" x 11'2"

Kitchen/Diner
13'7" x 18'6"

Loft Room
14'0" x 17'5"

Bedroom
11'7" x 10'9"

Garden
15'5" x 38'0"

Bedroom
8'0" x 12'10"



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