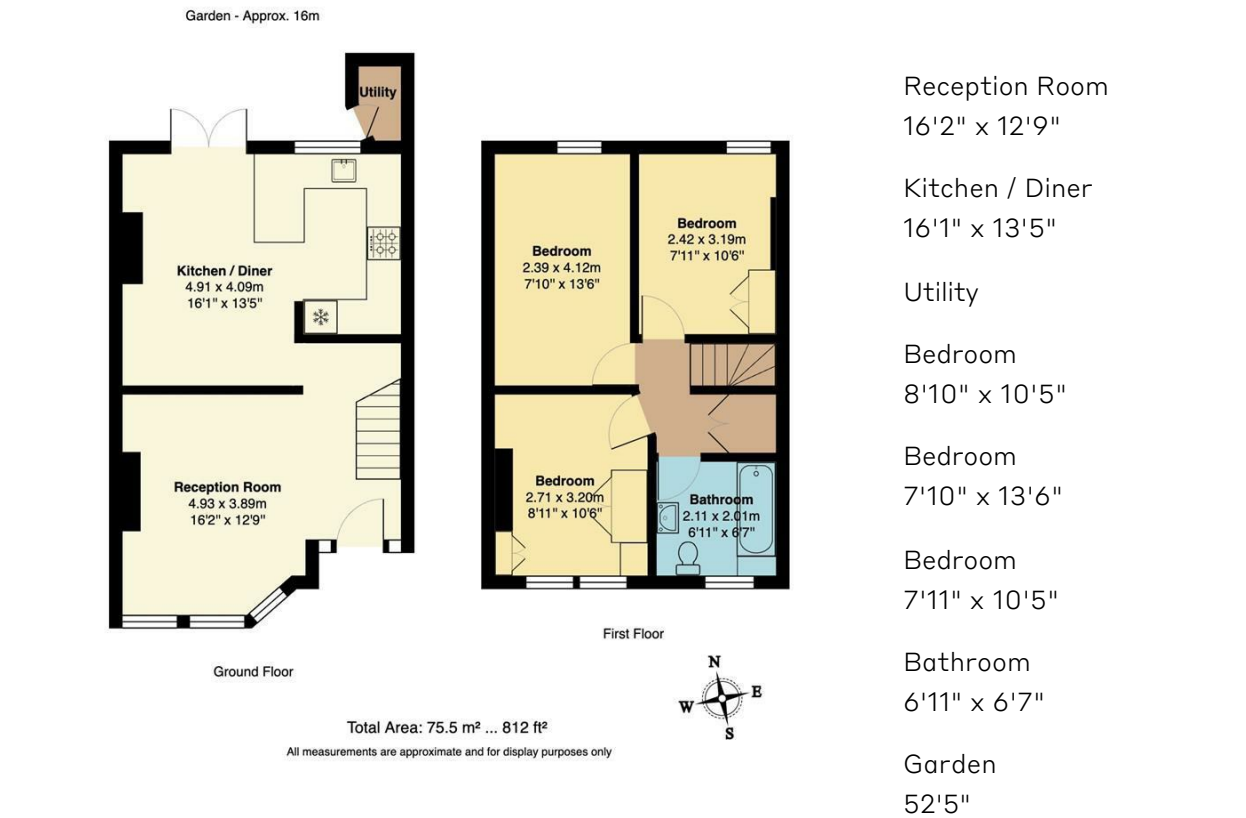


WAVERLEY ROAD, SOUTH WOODFORD

Offers In Excess Of £550,000 Freehold

3 Bed House



Features:

- Three Bedroom Terraced House
- Recently Refurbished
- Modern Finish
- 50' Garden
- New Sash Windows
- Close to Highly Rated Schools
- Roding Valley Nature Reserve Nearby
- Opportunity for Loft Conversion

Tucked into the leafy heart of Woodford, this beautifully refurbished three-bedroom home offers 812 ft² of thoughtfully designed living space. With a spacious kitchen/diner, newly installed sash windows, and a 50 ft private rear garden, it's a home that balances style with practicality. Ideally positioned near top-rated schools and the tranquil Roding Valley Nature Reserve, it also offers quick access to the Central Line—perfect for both city commutes and weekend escapes. For those considering future expansion, there's excellent potential for a loft conversion (subject to planning permission), adding both space and long-term value to this inviting home.

REQUEST A VIEWING

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IF YOU LIVED HERE...

Light spills through the stained glass panels of the front door, casting soft colours across the entrance hallway. A neatly arranged space for coats and shoes keeps things organised before the hallway opens directly into the reception room. Engineered wood flooring runs seamlessly through the ground floor, and a large bay window, paired with the home's south-facing aspect, ensures daylight lingers from morning to evening.

The kitchen and dining area are designed for both cooking and conversation. Sophisticated blue-grey cabinetry provides ample storage, while integrated appliances and white metro tiling keep the space sleek and practical. Three pendant lights hang over the breakfast bar, defining the area without breaking up the room. There's enough space for a dining table and even a sofa, making this a flexible, welcoming place to gather.

Glazed double doors lead to a private garden stretching over 50 feet. A paved section gives way to a generous lawn, with a covered lean-to tucked to one side—ideal for storing bikes or tools.

Upstairs, the first floor offers three double bedrooms all lushly carpeted, and a family bathroom. The front bedroom, at 85.16 ft², overlooks the quiet street below, with two

large windows keeping it bright. Built-in wardrobes provide practical storage without encroaching on space.

The family bathroom next door is finished with crisp white tiling, a full-sized bath with a shower attachment, and vintage-patterned floor tiles that add character. A window ensures natural light and ventilation.

The second bedroom, 75.37 ft², is painted in a soft sage green and features attractive louvred built-in wardrobes. The largest bedroom, 96.56 ft², also sits at the rear, overlooking the garden, offering a peaceful retreat at the back of the house.

WHAT ELSE?

There are no fewer than five 'Outstanding' primary/secondary schools less than a mile away on foot. A further seven are just as close and deemed 'Good'.

It's less than 15 minutes on foot to South Woodford station on the Central line. It has incredibly easy access to the City and West End (18 minutes to Liverpool St or 27 minutes to Oxford Circus), and with Epping Forest a stone's throw in the other direction.

The local social hub of George Lane lies just beyond the station, home to a range of cafes and supermarkets, plus the much-loved namesake gastropub, The George, as well as Woodford's Art Deco Odeon cinema.



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 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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