



Total Area: 103.5 m² ... 1114 ft²
All measurements are approximate and for display purposes only

- Reception Room
14'5" x 11'10"
- Reception Room
15'7" x 8'1"
- Conservatory
7'5" x 6'6"
- Kitchen
9'8" x 8'2"
- WC
- Conservatory
10'4" x 9'7"
- Bedroom
7'7" x 7'4"
- Bedroom
14'5" x 10'5"
- Bedroom
12'0" x 11'9"
- Bathroom
8'2" x 6'0"
- Garden
45'11"



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



ORFORD ROAD, SOUTH WOODFORD Offers In Excess Of £550,000 Freehold 3 Bed House



Features:

- Double Bayed Period House
- Chain Free
- Three Bedrooms & First Floor Bathroom
- Modernisation Opportunity
- Generous Rear Garden
- Potential For Loft & Rear Extensions
- Period Features
- Close To South Woodford Tube & George Lane

A characterful double bayed period house, offered chain free and set on a peaceful residential street just moments from the heart of South Woodford. Arranged over two floors, with three bedrooms, two reception rooms and a first floor bathroom, the home retains lovely period features and generous proportions throughout. While perfectly habitable, the property offers exciting potential for renovation enthusiasts, with additional scope for loft and rear extensions, subject to the usual permissions. An ideal opportunity for those looking to create a long-term home tailored to their own style and needs.

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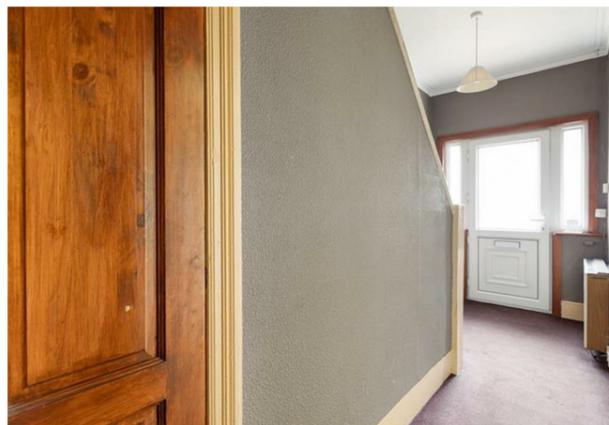
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IF YOU LIVED HERE...

You'd step through the classic double bay frontage into a welcoming hallway, where high ceilings and original detailing set the tone. To the front, the first reception room is bright and well proportioned, centred around its bay window. It's easy to picture this as a cosy evening retreat, filled with soft lamplight and conversation.

Behind it, a second reception room offers equally generous dimensions and a lovely outlook towards the garden. Whether kept as a separate dining room, a relaxed family space or opened up in time to create a more fluid layout, the natural flow between these two rooms lends itself beautifully to both everyday living and entertaining.

The kitchen sits to the rear, with direct access to the garden and clear potential for reimagining. There's space here to extend and create a larger kitchen dining room that connects seamlessly to the outside. Upstairs, three bedrooms are arranged around a first floor bathroom, with the loft offering further opportunity to grow into the home over time. Outside, the generous rear garden stretches away from the house, offering room for planting, play, or simply enjoying a quiet afternoon in the sun.

WHAT ELSE?

- South Woodford Underground Station is just a short walk away, placing you on the

Central line for direct journeys into the City, the West End and Stratford in around 20 minutes.

- From Stratford you'll also have access to Stratford International Station, where high speed rail services connect quickly with destinations across the UK and Europe.

- Westfield Stratford City is nearby too, one of Europe's largest shopping centres, home to hundreds of shops, restaurants, cafés and a multi-screen cinema.

- For travel further afield, the area is particularly well connected to three of London's regional airports: London City Airport, London Stansted Airport and London Southend Airport.

- Locally, George Lane offers a lively mix of cafés, restaurants and independent businesses, alongside the much-loved Odeon South Woodford.

- When you need green space, the wide open landscapes of Epping Forest are close at hand for long walks, cycling routes and a breath of fresh air.

- Families appreciate the area's strong reputation for schooling, with a number of well regarded primary and secondary schools nearby.



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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