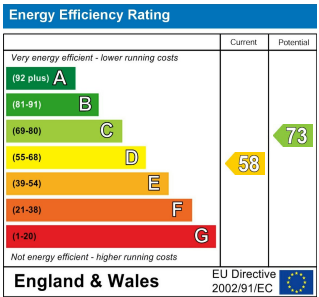




Total Area: 114.8 m² ... 1235 ft²
All measurements are approximate and for display purposes only.



SOUTH VIEW DRIVE, SOUTH WOODFORD

Offers In Excess Of £850,000 Freehold 3 Bed House



Features:

- 1930s Family Home
- Three Bedrooms
- Driveway & Garage
- Fantastic Potential for Development (STC)
- Close to Highly Rated Schools
- Short walk To George Lane & South Woodford Station
- 70ft South-West Facing Garden
- Art Deco Features
- Chain Free Sale

This appealing 1930s home offers an exciting opportunity in a sought-after neighbourhood. With three bedrooms, a spacious 70ft south-west facing garden and original Art Deco features, it's full of charm and potential. The property includes a driveway and garage, and is offered chain free, ideal for buyers looking to move quickly. There's fantastic scope for development, subject to consent, making it a smart choice for those keen to extend or reimagine the space. Just a short stroll from George Lane, South Woodford Station and highly rated schools, this is a rare chance to put your stamp on a well-located family home.

REQUEST A VIEWING
0203 3691818

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

A smart paved driveway sets the tone, providing off-street parking for multiple vehicles and leading to an attached garage. A neat lawn frames the approach, giving the home a welcoming street presence. Step inside to a wide, light-filled hallway that connects easily to both reception rooms and the kitchen beyond, setting the stage for flexible, future-focused living.

At the front, the bay-fronted reception room features generous proportions and a quiet outlook over the residential street, perfect for cosy evenings or entertaining. To the rear, views of the greenery draw the eye, with a glazed door opening directly outside. With scope to knock through into the front reception and kitchen (subject to planning), there's exciting potential to create an expansive, free-flowing space that blends beautifully with the outdoors. The kitchen already enjoys dual aspect windows and direct access to the garden, with layout options ready to explore. A handy WC sits just beyond, and there's internal entry to the garage.

The south-west facing garden is a true highlight, stretching over 21 metres, it's leafy, established, and full of promise. A central lawn is bordered by mature planting, with a more natural area at the far end ideal for growing, relaxing, or future landscaping ideas.

Upstairs, three bedrooms lead off a naturally lit landing. The main bedroom boasts a wide bay and built-in storage, while the rear bedroom offers a serene

view of the garden and fitted wardrobes. A third bedroom sits to the front, alongside a light-filled bathroom and a separate WC, both in good condition and ready for a stylish update.

The surrounding area offers a lovely balance of green space, local charm and everyday convenience. Within walking distance, George Lane is the lively heart of the neighbourhood, with independent spots like Bobo & Wild for brunch and the Railway Bell pub for relaxed evenings. Toby Carvery is also nearby, perfect for easy family meals. For time outdoors, residents are spoilt for choice—Eagle Pond, part of the historic Epping Forest, is a peaceful retreat for walks and wildlife, while Roding Valley Park offers open green space and riverside paths. Families will appreciate the outstanding local schools, including Nightingale Primary just two minutes from the front door.

WHAT ELSE?

South Woodford Station is just ten minutes away on foot, providing easy access to the Central Line for direct journeys into the City and West End. A network of local bus routes connects the area to surrounding neighbourhoods including Wanstead, Leytonstone, and Walthamstow. Whether you're heading to work, meeting friends, or exploring further afield, transport links here make getting around simple and convenient.



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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Reception Room
13'9" x 12'7"

Bathroom
8'11" x 5'5"

Reception Room
12'10" x 11'5"

Bedroom
12'9" x 10'11"

Kitchen
11'8" x 8'1"

Bedroom
9'6" x 8'1"

WC

Garage
15'4" x 7'10"

Bedroom
14'1" x 10'11"

Garden
68'10"



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