



Porch

Reception  
9'11" x 13'5"

Reception  
11'3" x 11'5"

Storage

Kitchen  
7'10" x 9'0"

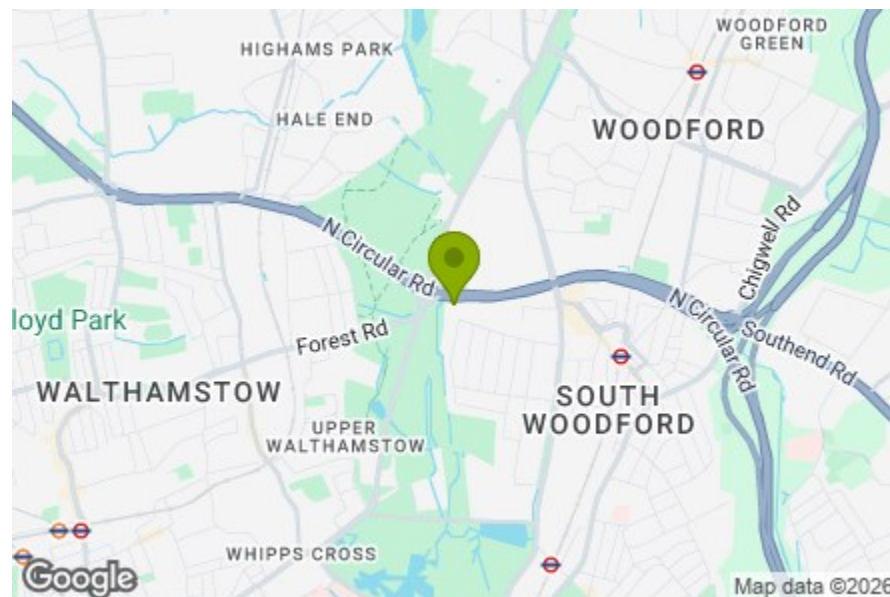
Bedroom  
13'10" x 13'5"

Bedroom  
8'3" x 11'5"

Bathroom  
7'10" x 9'0"

Total Area: 77.1 m<sup>2</sup> ... 830 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## GROVE HILL, SOUTH WOODFORD

### Offers In Excess Of £575,000 Freehold 2 Bed House



#### Features:

- Two Bedroom House
- Victorian Terraced
- Large Family Bathroom
- Short Walking Distance to South Woodford Station
- Easy Access To Epping Forest
- Potential For Loft & Kitchen Extensions
- South Facing Garden
- Catchment For Various Highly Regarded Schools

A charming two bedroom Victorian terrace, set on a quiet residential stretch of Grove Hill in South Woodford. You're perfectly placed here, with George Lane's independent shops, cafés and restaurants within easy reach, as well as South Woodford underground station for straightforward journeys into the City. The wide open greenery of Epping Forest is also close at hand, offering a welcome change of pace whenever you need it.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

Stepping inside, you're welcomed by a bright entrance hallway that sets the tone for the rest of the home. To the front, the first reception room is full of natural light, with generous proportions that make it an easy space to settle into. Just beyond, the second reception is currently arranged as a dining space, creating an easy flow between sitting down to eat, hosting friends and everyday family life.

To the rear, the kitchen is neatly arranged and looks out onto the garden, making it a pleasant spot for day to day routines. From here, you step directly outside to your south facing garden, a lovely suntrap that feels tucked away and private, with plenty of space to dine, plant or simply unwind. There is also clear potential to extend, subject to the usual permissions, should you wish to grow the footprint over time.

Upstairs, you'll find two well proportioned bedrooms, each offering a calm and comfortable retreat. The family bathroom sits

off the landing, thoughtfully placed and easily accessible from both rooms. Overall, the layout feels practical and well balanced, with a natural flow that makes the house easy to live in from the outset.

#### WHAT ELSE?

- South Woodford underground station is a short walk away, keeping Central line connections within easy reach for daily commuting
- Epping Forest is close by, offering miles of walking trails, open greenery and a real sense of escape from the city
- George Lane's mix of independent cafés, restaurants and local favourites gives you plenty of choice for relaxed weekends and everyday essentials



#### A WORD FROM THE OWNER...

"What we have loved most about living here is the perfect balance of city convenience and natural retreat. Having Epping Forest virtually on our doorstep has been an incredible escape, completely offsetting the proximity to the North Circular.

The location is exceptionally safe and connected, the 123 bus is just a two-minute walk away, and the Central Line is a short ten-minute stroll, making commutes into Central London incredibly fast. Locally, South Woodford offers everything you need with great supermarkets, fantastic restaurants, and the Odeon cinema (I'm a film buff), while Westfield Stratford and Stansted Airport are both within easy reach.

The house itself has been a true sanctuary for us, offering ample space and a garden that becomes a wonderful private retreat in the summer. For a buyer looking to the future, there is also brilliant potential for an attic conversion to add even more space, a step our neighbours are already exploring."

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