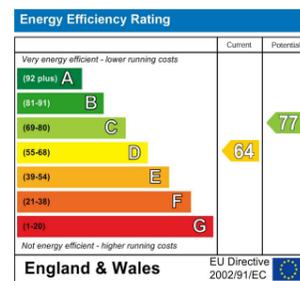
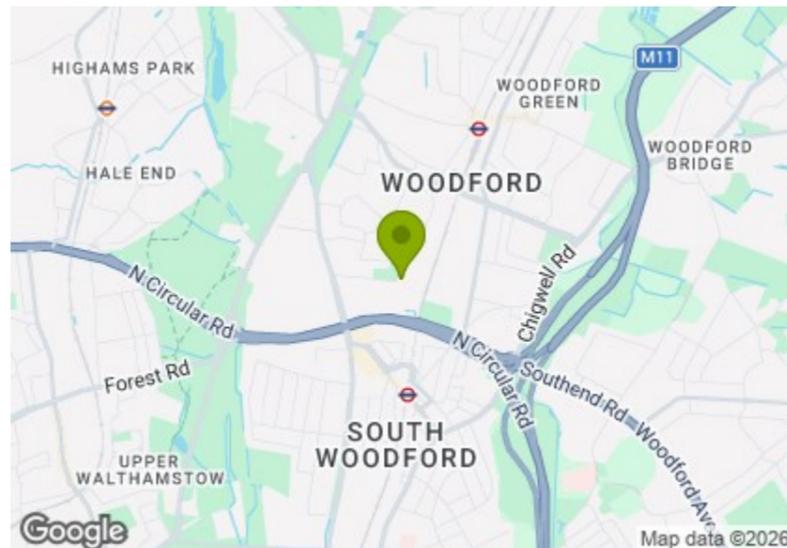




Total Area (Excluding Garden): 85.0 m<sup>2</sup> ... 915 ft<sup>2</sup>

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.



## CHURCHFIELDS, SOUTH WOODFORD

### Offers In Excess Of £600,000 Leasehold 3 Bed Flat



#### Features:

- Three Bedrooms Period Apartment
- First Floor
- Mature Private Garden
- Short Walking Distance to South Woodford Station
- Immaculately Presented
- Close To Churchfields School & Park
- Easy Access to George Lane and Epping Forest
- High Ceilings & Period Features Throughout
- Detached Building
- Potential to Extend Into Loft (stpp)

This first-floor home combines generous proportions with elegant detailing, offering three well-sized bedrooms and a bright interior enhanced by high ceilings. A private garden provides valuable outdoor space, creating a natural extension of the living areas. The location is highly desirable, set in Churchfields close to George Lane's shops and cafés, as well as the wide open spaces of Epping Forest. South Woodford Station is a short walk away, ensuring excellent transport links. Thoughtfully arranged and immaculately presented, this residence balances comfort and style, making it a superb choice for both convenience and quality of life.

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IF YOU LIVED HERE...

The property sits within an attractive period building, its red brickwork and white-painted detailing lending a timeless character. A classic front door framed by decorative woodwork and a covered entrance creates a graceful first impression, while mature greenery softens the frontage. Ascending to the first floor, a bright hallway and landing welcome you with daylight streaming through the sash window, highlighting the warmth of the timber floors and the charm of the painted balustrade. From here, the home unfolds into a series of well-proportioned rooms. The reception is a wonderfully generous space, anchored by a wide bay window that fills the room with sunshine. A period fireplace adds depth and character, while the flooring enhances the overall sense of elegance, offering a versatile area for dining and relaxing. The main bedroom is equally impressive, with a tall sash window and a thoughtful layout that incorporates ample built-in wardrobes. It feels refined and perfectly suited for unwinding. Two further bedrooms complement the home. One has twin sash windows and a decorative cast-iron fireplace, while the other, front-facing, enjoys the light of a bay window and offers flexibility to suit different needs. In the kitchen, light cabinetry contrasts with dark work surfaces, creating a polished finish enhanced by the sash window's brightness. At the rear, the

bathroom provides a serene retreat, with a deep bath, separate walk-in shower, and a soothing palette of white tiles and darker flooring. Finally, the private garden offers a peaceful escape. With its central lawn, established planting, and a stylish decked pergola, it balances greenery with design to create a setting ideal for quiet moments and time with friends. Surrounding the property is a wonderful blend of green space, community spirit and everyday convenience. George Lane is close by, lined with independent boutiques, cafés and useful amenities, creating a lively hub. Highlights include Bobo & Wild, a stylish spot for coffee or brunch, and The George pub, a welcoming setting for drinks or dinner. For family dining, Toby Carvery Woodford is a little further on. Nature is always within reach, with Churchfields Recreation Ground moments away, complete with a playground, and the vast expanse of Epping Forest offering endless opportunities for exploration. The area is also served by excellent schools, including the outstanding Churchfields Infants and Junior Primary.

WHAT ELSE?

South Woodford Station is within easy reach, either a pleasant walk of around twenty minutes or a quick hop on the bus. From here, Central line services provide swift connections into the City and West End. A wide choice of local bus routes also links you effortlessly to neighbouring areas, making travel simple and convenient.



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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**Reception**  
13'11" x 16'10"

**Bedroom**  
10'5" x 17'11"

**Kitchen**  
7'6" x 10'4"

**Bedroom**  
7'1" x 9'10"

**Bedroom**  
7'6" x 10'11"

**Garden**  
10'2" x 38'0"

**Bathroom**  
8'5" x 9'11"



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