

CHELMSFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £675,000 Freehold 3 Bed House



Features:

- Three Double Bedrooms
- Victorian Home
- Potential to extend (stpp)
- Short Walking Distance to South Woodford Station
- Off Street Parking
- Catchment for Churchfields Primary
- Semi Detached
- Easy Access to Epping Forest

Tucked away on a tranquil tree-lined street in the heart of sought-after South Woodford, this charming Victorian home blends timeless character with generous proportions, offering three true double bedrooms. Perfectly placed just moments from George Lane's cafés, eateries and everyday essentials, it captures the essence of connected East London living.

Ideal for commutes, South Woodford Station is just a seven-minute stroll away for fast Central Line links across the Capital, with multiple bus routes moments from your doorstep. This home is a prime find in one of East London's most coveted suburbs.

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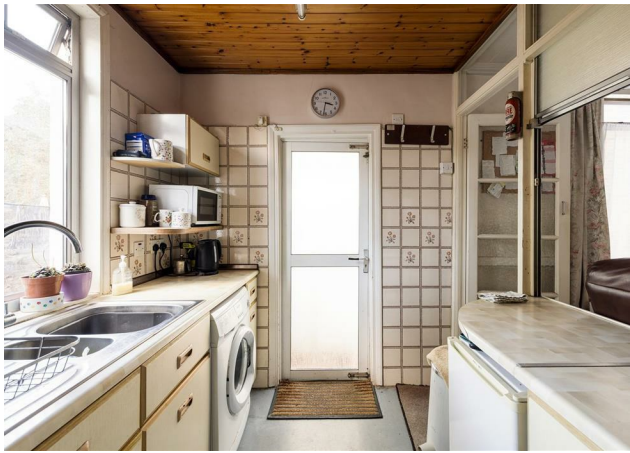
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IF YOUR LIVED HERE...

In the heart of leafy South Woodford, resides this elegant Victorian semi-detached home blending period character with inviting cosy comforts and brimming with potential. This residence boasts three generous double bedrooms and light-filled living spaces ideal for family life. The welcoming frontage and off-street parking set the tone, while inside you'll find well-presented interiors with high ceilings, sash-style windows and scope to further extend subject to planning, allowing the next owners to shape the home to their needs.

The spacious through-reception flows to a contemporary kitchen dining area opening onto a peaceful garden, perfect for indoor-outdoor living. Every room feels naturally bright and well-proportioned, with thoughtful finishes that balance style and practicality. Upstairs, the bedrooms are all comfortably double-sized, a rare find in the area, supported by a spacious appointed family bathroom.

Positioned moments from South Woodford station for fast Central line access, this location delivers both calm and connectivity.

Epping Forest walks are within easy reach, Churchfields Primary is close for sought-after school catchment, and George Lane's mix of independent cafés, dining and everyday essentials lies just a short stroll away, making this home as practical as it is desirable.

WHAT ELSE?
Nature enthusiasts will enjoy idyllic weekend walks through expansive trails of Epping Forest, just moments away. George Lane is home to an array of local eateries and cafes. Pop over to Bobo and Wild for some delectable lunch, brunch or coffee, or feast on tantalising Italian dishes at local favourite, Nino's, both just a short stroll away. Parents will be pleased to know you're perfectly positioned for the catchment of several Ofsted-acclaimed schools, including Churchfields Primary, just minutes away and widely regarded as one of the best in the borough.



A WORD FROM THE EXPERT...

"As a long-time resident and the Manager of our South Woodford office, I can say this area truly captures the best of London living. It offers leafy surroundings, a welcoming community, and great local amenities, all 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 worlds away from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes suiting all lifestyles. At the heart of it all 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 spots. I'm often at Tipi Coffee for a morning flat white or Bobo & Wild for brunch. With great schools, transport links, and a strong sense of belonging, South Woodford offers the perfect city-suburb balance."

TONY PLATT
E18 BRANCH MANAGER

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Reception Room
12'8" x 13'10"

Reception Room
10'9" x 12'0"

Dining Room
10'6" x 14'7"

Kitchen
10'6" x 7'0"

Storage

WC

Bedroom
16'5" x 12'0"

Bedroom
10'10" x 12'0"

Bathroom
5'5" x 6'11"

Bedroom
10'4" x 14'7"

Garden
24'7" x 75'5"

Workshop
20'5" x 14'6"



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