



## PEEL ROAD, SOUTH WOODFORD

### Offers In Excess Of £650,000 Freehold 3 Bed House



#### Features:

- Three Bedroom Victorian Terrace
- Brick Fronted & Period Features
- Driveway With EV Charger
- Mature Rear Garden
- Newly Fitted Bathroom & Ground Floor WC
- Cellar
- Short Walk To George Lane & Station
- Opposite Epping Forest

This handsome three-bedroom Victorian terrace blends period character with thoughtful updates and a great sense of space. The brick façade and driveway with EV charger make a strong first impression, while inside, original features sit comfortably alongside modern touches. A mature rear garden extends the living space outdoors, complemented by a convenient ground floor WC and a newly fitted bathroom. Perfectly positioned opposite Epping Forest and a short stroll from George Lane and South Woodford Station, it offers both comfort and connectivity.

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#### IF YOU LIVED HERE...

A classic brick-fronted home of timeless character, this property pairs elegant period detailing with a welcoming modern flow. Its frontage, with a tall bay window and warm brickwork, exudes balance and charm, while the smart black door and paved driveway create a neat and practical approach.

Inside, the hallway sets a warm tone, leading into a generous reception room where natural daylight floods through the bay window. A period fireplace forms a striking centrepiece, framed by bespoke shelving, and polished wooden floors bring warmth and texture underfoot. It's a beautifully proportioned space, ideal for relaxing or entertaining.

To the rear, the open-plan kitchen and dining area feels bright and inviting, with soft tones and timber flooring creating a sense of continuity. Glazed doors open into a brightly lit walkway with patterned tiling and a partially glazed roof, leading to the garden and a neatly positioned WC.

Outside, the garden stretches generously from the house, combining a broad paved terrace with a deep lawn framed by mature shrubs and planting. It's an appealing outdoor setting, perfect for gatherings, play, or quiet afternoons surrounded by greenery.

Upstairs, two bedrooms offer calm and comfort, the first featuring twin windows,

built-in wardrobes and a period fireplace, while the second enjoys garden views and a relaxed, versatile layout. The bathroom includes both a bath and separate shower, finished in dark textured tiles with elegant brass accents.

The top floor presents a spacious principal bedroom, filled with light from two skylights and dual windows, fitted wardrobes and useful eaves storage, completing this serene retreat.

The location offers an appealing mix of leafy surroundings, independent shops and welcoming local spots. Just minutes away, Epping Forest stretches for miles, offering woodland walks and peaceful green escapes, while Churchfields Park brings a friendly community feel with its playground, open lawns and tennis courts. A short stroll leads to George Lane, home to boutiques, cafés and restaurants such as Bobo & Wild and The George, along with a local cinema and a great choice of everyday amenities. For dining out, Jones & Sons serves excellent modern British dishes nearby, and Churchfields Infant and Junior School, around a ten-minute walk away, is rated Outstanding.

#### WHAT ELSE?

South Woodford Station is just over a fifteen-minute walk away, offering Central Line connections for swift journeys into the City and West End. The area is also well served by local bus routes, providing easy links to neighbouring spots such as Wanstead and Leytonstone. Whether commuting or exploring nearby areas, travel from here is straightforward and well connected in every direction.



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

"We've absolutely loved calling this house our home. Nestled on a lovely, friendly road just a stone's throw from Epping Forest, it has always offered the perfect balance between peaceful surroundings and great connections. The neighbours here are truly wonderful, there's a real sense of community, the kind where everyone looks out for one another. The home itself has been carefully maintained over the years, full of character and charm with beautiful period features throughout. The three bedrooms are all a generous size, and the location couldn't be better, close to the Waterworks roundabout, with excellent transport links making it easy to reach both the city and surrounding green spaces. It's a home that has been loved and looked after, and we hope the next owners will enjoy it just as much as we have."

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**Reception Room**

10'8" x 12'5"

**Kitchen / Diner**

13'11" x 20'2"

**WC**

**Bedroom**

13'8" x 10'8"

**Bedroom**

10'11" x 7'8"

**Bathroom**

7'2" x 8'9"

**Bedroom**

11'11" x 19'8"

**Garden**

14'1" x 45'3"



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