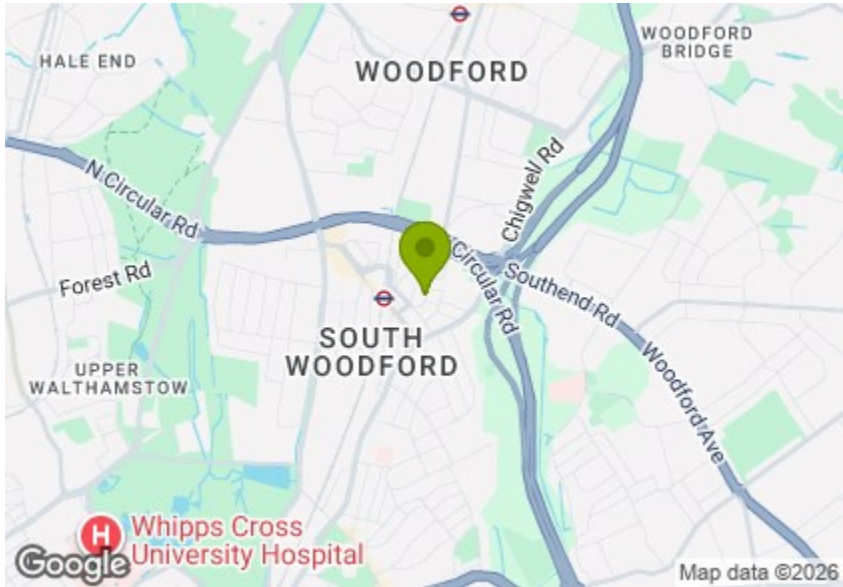
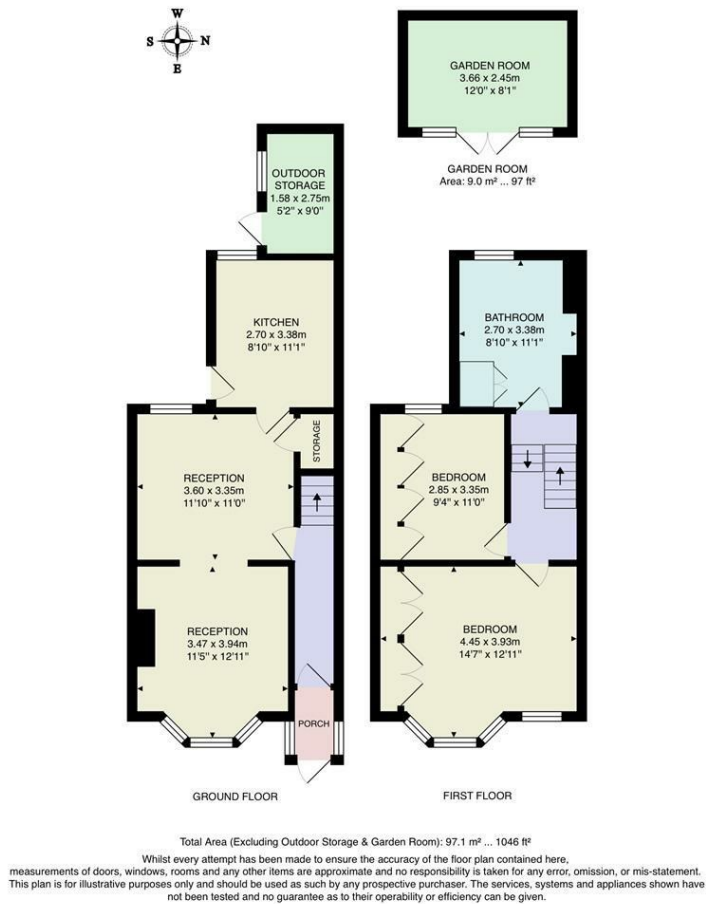


WOODVILLE ROAD, SOUTH WOODFORD

Offers In Excess Of £650,000 Freehold

2 Bed House - Mid Terrace



Features:

- Victorian Terraced House
- Two Double Bedrooms
- Through-Lounge
- First Floor Family Bathroom
- Period Features
- Close to Tube Station & Amenities
- Scope for Development (STPP)
- Landscaped West Facing Garden
- Powered Outbuilding
- Catchment for A Selection of Fantastic Schools

Situated on a peaceful residential street in ever-popular E18, this Victorian terraced house combines period charm with modern convenience, and offers a range of standout features including a through-lounge, landscaped west facing garden, and even a powered outbuilding — perfect as a home office or creative space.

As for location, it's perfectly nestled between the vast greenery of Epping Forest and Roding Valley, with South Woodford's excellent amenities right on its doorstep, including great transport links and highly popular schools.

REQUEST A VIEWING
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E11, E7, E12 & E15
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E4 & N17
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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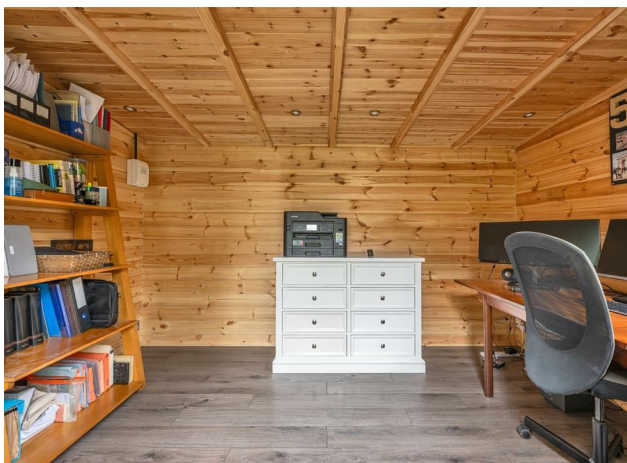
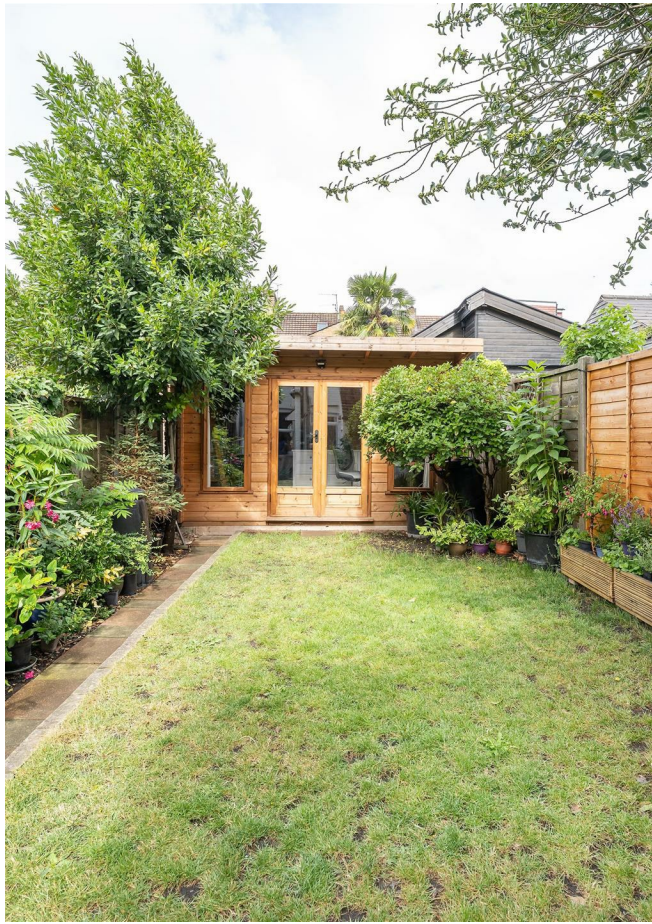
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IF YOU LIVED HERE...

Set across more than 1,000 square feet, this beautifully presented home is full of character, with elegant period features throughout – including fireplace alcoves, decorative coving, and stripped wooden flooring. There's also excellent scope for development (STPP), giving you the opportunity to extend or reconfigure the space to suit your evolving needs.

Behind the timeless frontage, the generous through-reception offers plenty of room to unwind or entertain. At the rear, the stylish open-plan kitchen is a joy to cook in, complete with sleek fittings, high-quality appliances, and an abundance of natural light. Step outside into your west-facing garden, where you'll find a charming lawn, mature flower beds, and a brilliant powered outbuilding that's ideal as a home office, studio or gym – plus additional storage.

Upstairs, you'll find two double bedrooms, both with built-in storage, and a spacious family bathroom featuring contemporary fittings, a walk-in shower and a full-sized tub.

Beyond your front door, you're just minutes from some of East London's most beautiful green spaces, including Epping Forest and Roding Valley – a stunning nature reserve filled with wildlife, perfect for weekend rambles or summer

picnics.

Nearby you'll also find restaurants from across the globe including the new branch of Jones & Sons – the much-loved Dalston original brought to E18 serving refined modern British fare in stylish surroundings. There's also an excellent range of supermarkets, including Sainsbury's, Waitrose and M&S, and even a local cinema. Don't miss the South Woodford Farmers Market, held every third Sunday of the month.

WHAT ELSE?

–South Woodford station is around five minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular and M11 in just a few minutes. Stansted airport is also 35 mins away.

– Craving a great brunch? Bobo & Wild is just six minutes away on foot – a stylish independent café known for its thoughtfully sourced ingredients and standout seasonal plates.

–Make the Railway Bell your new local. Just four minutes away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.

– This area has a Village feeling with lots of independent stores (cobblers, tailors, dry cleaners) for your everyday chores.



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, Sainsbury's, 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 picks for food include the Japanese restaurant Sakura and local favourite Nino's. 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. All round, it's a fantastic place to call home."

BEN CHARLETON
E18 ASSISTANT BRANCH MANAGER

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Reception
11'4" x 12'11"

Reception
11'9" x 10'11"

Kitchen
8'10" x 11'1"

Bedroom
14'7" x 12'10"

Bedroom
9'4" x 10'11"

Bathroom
8'10" x 11'1"

Garden
53'11" x 15'10"

Garden Room
12'0" x 8'0"

Outdoor Storage
5'2" x 9'0"



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