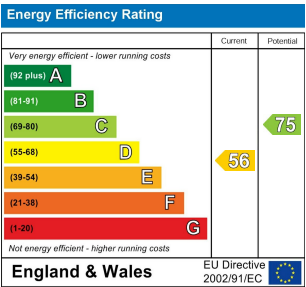




Total Area: 92.3 m<sup>2</sup> ... 993 ft<sup>2</sup>

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.



## CHELMSFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £550,000 Share of Freehold  
3 Bed Maisonette



### Features:

- Victorian Split Level Maisonette
- Three Comfortable Bedrooms
- Share Of Freehold / No Service Charges
- Private Rear Garden & Parking Space
- Refurbished Throughout
- Period Features & High Ceilings
- Large Bathroom With Roll Top Bath
- Close to George Lane & Epping Forest

Perfectly positioned between the ancient woodlands of Epping Forest and the thriving amenities of South Woodford, this beautifully finished three-bedroom Victorian maisonette spans nearly 1,000 square feet across two floors.

You'll find an abundance of period charm, natural light, and thoughtful design throughout — all complemented by a private rear garden and your own parking space. Adding to the appeal, the property comes with a share of the freehold and no service charge, offering valuable peace of mind.

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#### IF YOU LIVED HERE...

Behind that classic frontage lies a beautifully arranged home with nearly 1,000 square feet of smartly laid-out space. Period features take centre stage here, thoughtfully complemented by immaculate decor throughout.

The reception room is wonderfully bright, with generous windows flooding the space with natural light, drawing attention to the elegant fireplace surround and bespoke built-in cabinetry. The kitchen continues the refined finish, complete with a clever layout, stylish units, and a charming butler sink.

There's a well-proportioned double bedroom on the first floor, boasting impressive in-built storage. Upstairs, you'll find two further bedrooms, both with smart storage solutions, alongside a striking bathroom featuring a clawfoot tub and separate shower.

Outdoors, your own private garden provides a tranquil spot to unwind with a drink – though Epping Forest is just minutes away if

you're after even more green space.

And when it comes to local highlights, you're just 0.2 miles from Jones & Sons, sister to the Dalston favourite, and spoiled for choice with supermarkets including Waitrose and M&S nearby. For commuting, South Woodford station is under a mile away, with Central line trains whisking you to Liverpool Street in just 20 minutes.

#### WHAT ELSE?

- The area even has its own Odeon cinema, which is less than a ten minute walk away from your home.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, one of the reasons this area is so popular with families.
- Your new local? How about The George, a short stroll away - offering a warm atmosphere, friendly staff and a great menu.



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

"We've absolutely loved our time here. Having Epping Forest and lots of parks right on our doorstep has been fantastic for walks, and we've really enjoyed exploring all the great cafes nearby. Getting into London for work is a breeze, and having such excellent schools and nurseries so close by is a huge benefit. It's a wonderful spot, and we know the next owners will enjoy it just as much as we have."

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