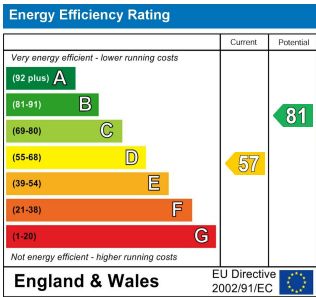
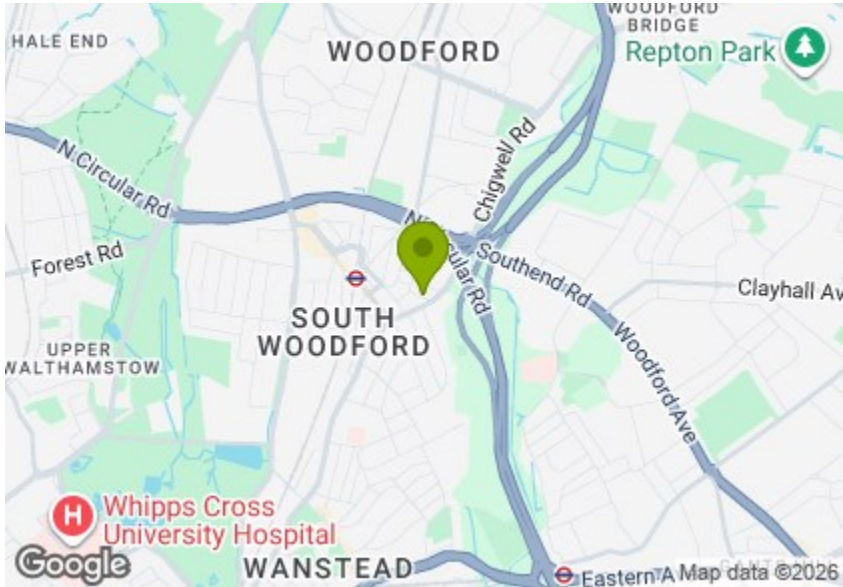




Total Area: 106.4 m² ... 1146 ft²
All measurements are approximate and for display purposes only.



ALBERT ROAD, SOUTH WOODFORD

Offers In Excess Of £700,000 Freehold 3 Bed House



Features:

- Brick Fronted Victorian Terrace
- Three Bedrooms & Two Bathrooms
- Private Well Maintained Garden
- Period Charm & Character Throughout
- Close to Tube Station & Amenities
- Short Walk Into Roding Valley Park
- Bright & Airy
- Converted Loft with En Suite & Juliet Balcony
- Great Curb Appeal
- Well Located For A Range Of Schools

This handsome brick-fronted Victorian terrace promises charm, space and a superbly connected location. Across three well-balanced levels, you'll find three bedrooms and two bathrooms, including a thoughtfully designed loft conversion with its own ensuite and Juliet balcony. Period character runs throughout, enhanced by natural light and appealing proportions. The garden offers a peaceful outdoor escape, while the home's kerb appeal is matched by its convenience—moments from the tube, close to everyday amenities, and within easy reach of highly regarded local schools. With leafy Roding Valley Park just a short stroll away, this is a home that balances lifestyle and location beautifully.

REQUEST A VIEWING
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E4 & N17
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E17 & E10
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0203 369 1818

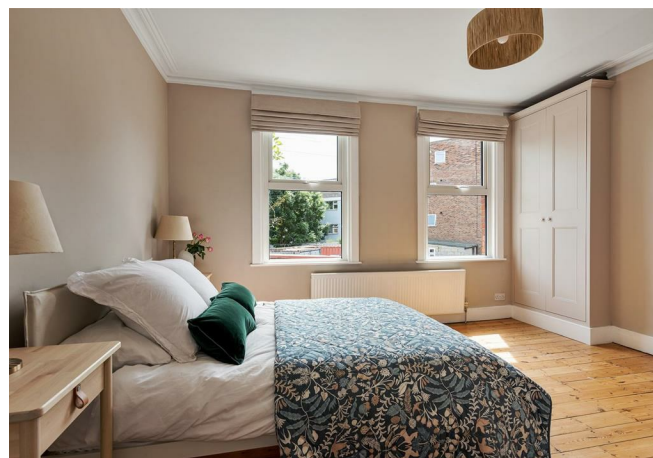
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IF YOU LIVED HERE...

Set behind a stained glass-panelled front door, the hallway offers a warm welcome, with sunlight and exposed wooden floorboards setting the tone. There's handy under-stair storage with shelving accessed from the dining room. At the front, the reception room is arranged around an elegant period fireplace, with a broad bay window drawing in the light. This flows into the central dining area, where a window looks onto the garden, and there's space to host or simply enjoy everyday meals. The adjacent kitchen is bright and simply laid out, with tiled flooring, light units and contrasting worktops. A glazed door opens directly to the garden, while there's exciting potential—subject to permissions—to create a larger open-plan kitchen/diner. Beyond this, the study is a calm, sunlit spot, a skylight and full-height doors leading out make this a wonderfully bright room. The garden itself is private and lush, with a decked terrace, lawn and mature greenery creating a tranquil outdoor space. Upstairs, the first floor hosts two generously sized bedrooms and a beautifully finished bathroom. The front bedroom spans the full width and includes two fitted wardrobes, while the second has a cast iron fireplace and built-in storage. At the rear, the bathroom features a navy-panelled bath with shower over and shower screen, patterned flooring and leafy views. The top floor is dedicated to a spacious main bedroom with skylights, eaves storage, a Juliet balcony and a bright ensuite shower room—perfectly positioned for peaceful

mornings above the rooftops. Step outside and in just a few minutes you'll be on George Lane, a lively local hub brimming with cafés, bakeries, boutiques and everything from everyday essentials to weekend treats. The Railway Bell is a friendly spot for a drink or relaxed dinner, while you have many independent restaurants to choose from. When it's time to escape the bustle, Eagle Pond and the surrounding stretch of Epping Forest offer a tranquil backdrop for walks, picnics or a moment of calm by the water. Roding Valley Park is also close by, with meadows, playing fields and riverside paths to explore. Golfers can be at Wanstead Golf Club in minutes, and families are spoilt for choice with excellent local schools, including Oakdale Juniors and Nightingale Primary.

WHAT ELSE?

South Woodford Station is just a seven minute walk away, placing the Central Line within easy reach for swift journeys into the City or West End. Local bus routes also serve the area reliably, connecting you to neighbouring hotspots like Wanstead, Walthamstow and Leytonstone—ideal for exploring local markets, parks and vibrant high streets with minimal fuss.



A WORD FROM THE OWNER...

"We love South Woodford. It's a perfect balance between a family friendly neighbourhood with lots of independent businesses and an easy commute into central London. We bought the house for its great location and fantastic layout. We were particularly drawn to three generously sized bedrooms and spacious bathroom. The garden is also a lovely sun trap in the afternoons. We were very happy living in the house, as were the longterm tenants we let to after relocating."

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Reception Room
13'3" x 11'7"

Dining Room
12'2" x 10'11"

Kitchen
9'4" x 8'1"

Study
7'8" x 7'0"

Bedroom
14'11" x 11'0"

Bedroom
11'0" x 9'7"

Bathroom
9'6" x 8'2"

Bedroom
17'8" x 8'0"

Ensuite

Garden
36'1"



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