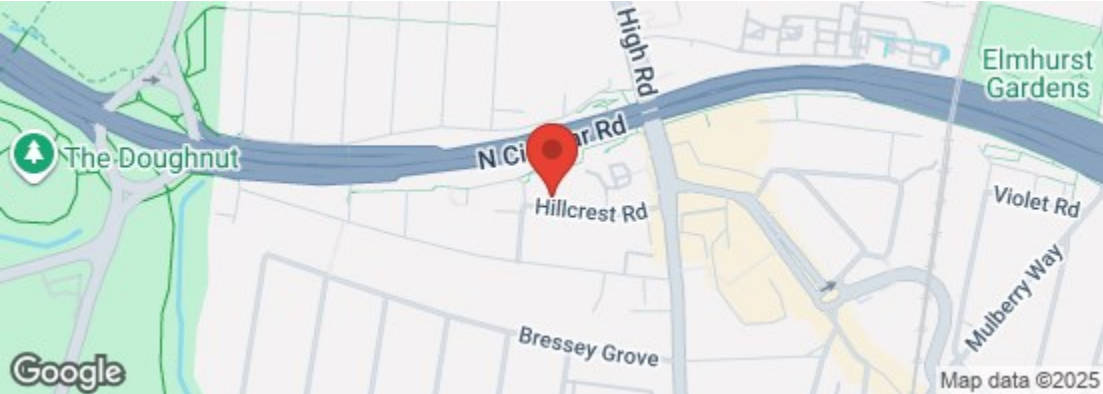


TOTAL FLOOR AREA : 1512sq.ft. (140.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
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Council: Redbridge | Council Tax Band: E | Floor Area: 1512.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
estates

CHURCHILL
estates

Hillcrest Road, South Woodford, E18 2JL
Guide Price £950,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: 0208 530 3333 Email: southwoodford@wearechurchills.co.uk



Guide Price £950,000 - £975,000 Extended Four-Bedroom Period Family Home | Superb South Woodford Location | Stunning Private Garden

This beautifully extended four-bedroom family home is ideally located opposite George Lane, offering unrivalled access to South Woodford's vibrant mix of shops, restaurants, café bars and the Central Line station with direct links to Liverpool Street, the City and the West End.

Brimming with period charm and arranged over three floors, the property offers approximately 1,512 sq. ft. of well-presented accommodation:

Ground Floor : Two spacious reception rooms and a fitted kitchen.

First Floor : Three well-proportioned bedrooms, family bathroom and separate WC.

Second Floor : A bright and spacious master bedroom suite complete with shower room conveniently accessed from the landing.

Exterior - The rear garden is a true highlight—beautifully landscaped with a generous lawn, mature shrubs and tree-lined borders that offer exceptional privacy, making it ideal for families and entertaining.

Further benefits include gas central heating, tasteful décor throughout and excellent transport connections.

A must-see home in a sought-after location – early viewing is highly recommended.

