



CHURCHILL
estates

Granville Road, South Woodford, E18 1LD

Offers In Excess Of £780,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 3

Council: Redbridge | Council Tax Band: D | Floor Area: 1367.03 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	82
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.

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



VIEWINGS BY APPOINTMENT ONLY

An Impressive and Enhanced Victorian Home with Four Bedrooms and Three Bathrooms

This beautifully presented Victorian home has been thoughtfully extended and modernised, now offering four spacious bedrooms, three stylish bathrooms, and a sunny south-west facing rear garden—making it an ideal choice for families seeking both character and contemporary comfort.

On the ground floor, you'll find a generous through lounge, perfect for both entertaining and relaxing, alongside a large kitchen/breakfast room with direct access to the rear garden, which features an artificial lawn for minimal maintenance—perfect for enjoying those sunny afternoons.

Upstairs, the master suite boasts its own private dressing room, leading into a contemporary en suite shower room. Three further well-proportioned bedrooms and two additional modern bathrooms provide flexible living space for family or guests.

Situated just a short walk from George Lane, South Woodford's vibrant social hub, you'll enjoy easy access to a wide range of cafés, bars, local shops, and the E18 Central Line station, offering a straightforward commute into Central London.

Families will appreciate the property's proximity to several highly regarded schools, including those rated 'Good' and 'Outstanding' by Ofsted.

