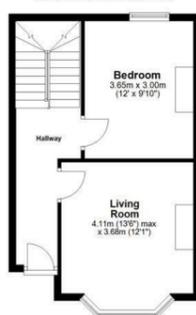


Lower Ground Floor
Approx. 52.5 sq. metres (564.7 sq. feet)



Ground Floor
Approx. 35.1 sq. metres (385.9 sq. feet)



First Floor
Approx. 43.2 sq. metres (464.5 sq. feet)



Total area: approx. 131.8 sq. metres (1418.1 sq. feet)
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closetboard space. No guarantee is given to any measurements including solar areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According to RICS Guidelines
© (m)@highstreet | www.meditaphoto.co.uk
Plan produced using PlanUp

Stanley Road

Council: Redbridge | Council Tax Band: E | Floor Area: 1418.10 sq ft

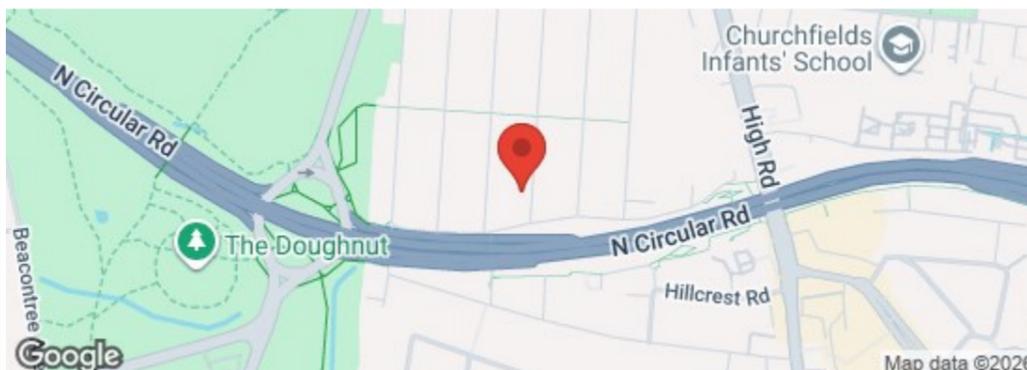


Stanley Road, South Woodford, E18 2NS

Offers In Excess Of £850,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 1

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (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 | | 72 | 76 |
| | 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.



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



Launching From Saturday 28th March By Appointment.

An Exceptional Victorian Home close to Epping Forest.

Set on a peaceful turning within the greenery of Epping Forest, this beautifully restored four-bedroom Victorian townhouse offers a rare blend of timeless character and contemporary design, all within easy reach of South Woodford's vibrant high street and transport links.

Behind its elegant brick fronted façade, the home unfolds across three thoughtfully designed storeys, encompassing over 1,400 sq ft of impeccably finished living space. Original features-omate coricing, fireplaces, and generous proportions-have been carefully preserved, while bold colour palettes and refined modern touches create a distinctive, design-led interior.

The true heart of the home lies on the lower ground floor, where a stunning open-plan kitchen, dining, and reception space has been designed for modern living. Bathed in natural light, it offers beautifully defined zones for cooking, entertaining, and relaxing. A central island anchors the kitchen, complemented by shaker-style cabinetry, a butter sink, and elegant detailing throughout. To the rear, the space flows seamlessly out to a landscaped west-facing garden-an inviting, private retreat with decked seating and mature planting, perfect for long afternoons and evening gatherings.

Upstairs, four beautifully appointed bedrooms are arranged across the upper floors, offering flexibility for family life, guests, or working from home. The family bathroom is particularly striking, featuring twin basins, a walk-in shower, and a separate bathtub, finished with a calm, contemporary aesthetic.

Outside, the property further benefits from off-street parking, while the surrounding area offers an enviable lifestyle. From weekend walks in Epping Forest to the cafés, restaurants, and independent charm of South Woodford, everything you need is close at hand.

For commuters, South Woodford Underground Station is approximately 15 minutes on foot, with swift Central line connections to Liverpool Street in around 20 minutes. The North Circular is also easily accessible for journeys further afield.

Highly regarded local schools and a strong sense of community make this an outstanding choice for families seeking both space and setting.

