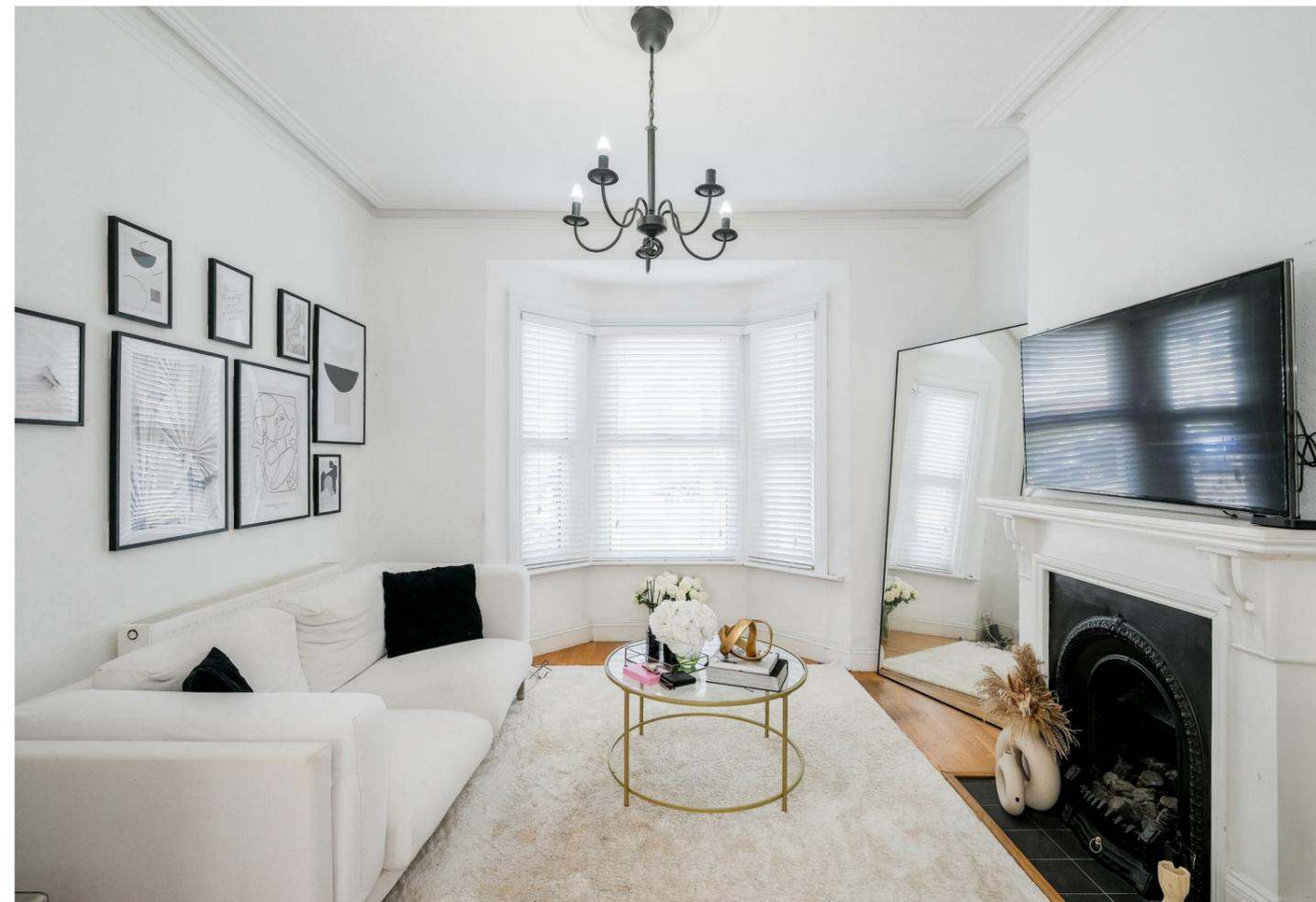


TOTAL FLOOR AREA: 1193 sq.ft. (110.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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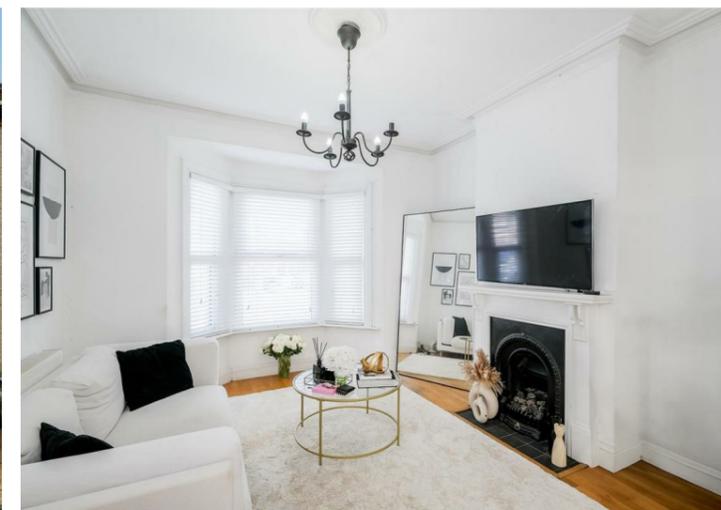
Council: Redbridge | Council Tax Band: E | Floor Area: 1193.00 sq ft



CHURCHILL
estates

Stanley Road, South Woodford, E18 2NS
Guide Price £750,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2



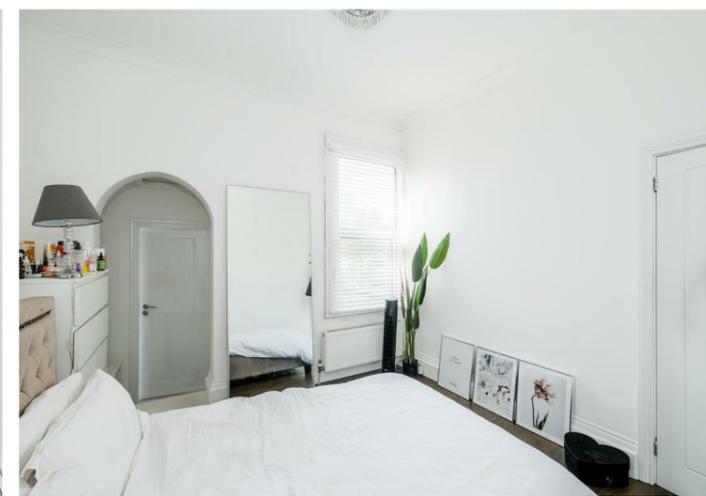
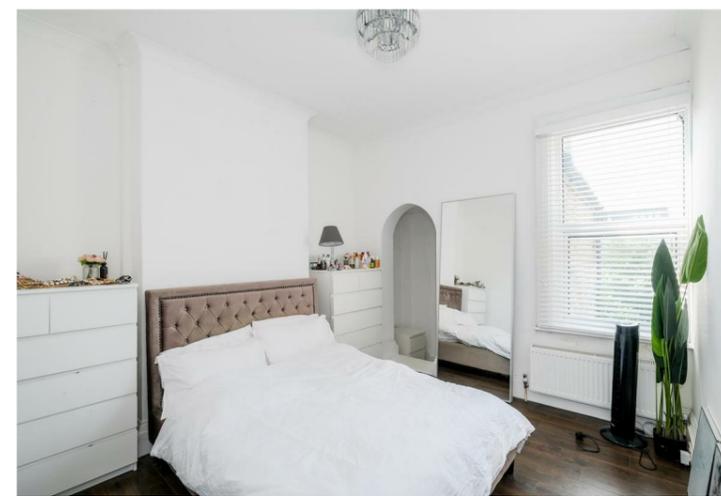
Request a Viewing: **0208 530 3333** Email: southwoodford@wearechurchills.co.uk

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(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	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.



Guide Price: £750,000

Three Bedroom Semi-Detached Victorian Home – South Woodford

Churchill Estates are delighted to present this three-bedroom semi-detached Victorian family home, ideally located in the heart of South Woodford. This charming property blends period character with modern living and is perfect for families seeking both style and convenience.

Key Features:

- Spacious through lounge, cleverly arranged into a lounge/diner complete with period fireplaces
- Stylish open-plan kitchen leading into a bright conservatory complete with breakfast bar divide
 - Separate utility area and downstairs shower room
- Three first floor bedrooms, including a principal bedroom with en-suite Bathroom
- West-facing private rear garden – perfect for entertaining and complete with side pedestrian access
 - Off-street parking for up to two vehicles

Location Highlights:

- Just a short walk to South Woodford Central Line station, offering direct access to the City and West End
- George Lane – your local social hub – offers a wide range of amenities including shops, bars, restaurants, cafes, and the iconic Art Deco Odeon Cinema
 - Within walking distance of 'Outstanding' Schools
 - Quick access to the North Circular and M11, ideal for commuters and drivers

This fantastic family home combines elegant period features with modern finishes and sits within one of South Woodford's most desirable residential pockets. Early viewing is highly recommended.