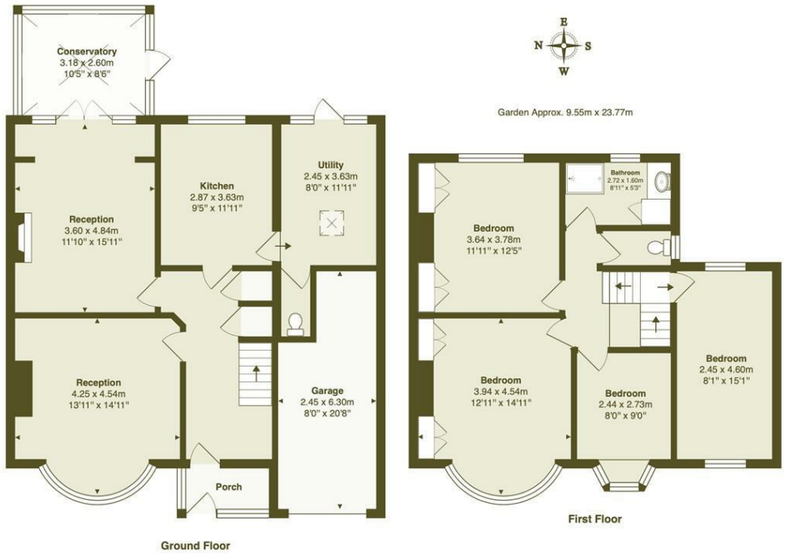
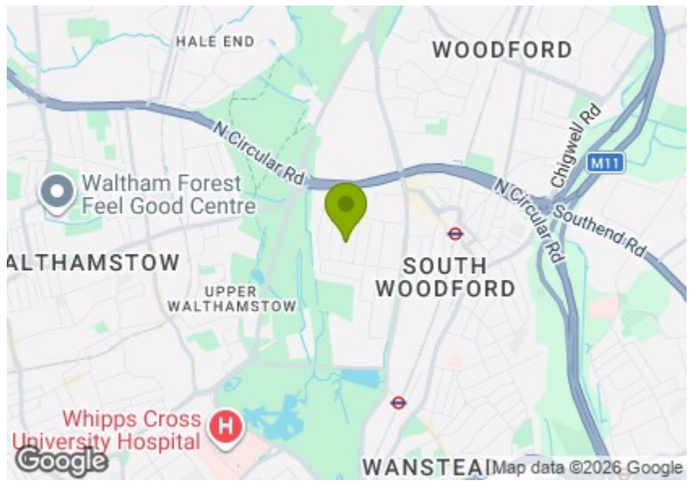
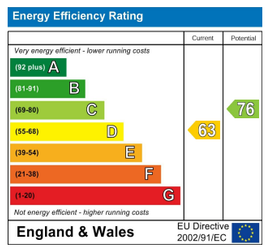
THE STOW BROTHERS



Total Area (Excluding Garage): 147.4 m² ... 1586 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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RAYMOND AVENUE, SOUTH WOODFORD

Offers In Excess Of £1,100,000 Freehold

4 Bed House

Features:

- Prestigious Firs Estate Location - 1930's House
- Four Bedrooms & Two Reception Rooms
- Chain Free Sale
- Driveway & Garage
- Potential For Loft & Rear Extensions
- Well Stocked Rear Garden
- Close To Forest School & Easy Access To Wanstead High Street
- Close To George Lane & Epping Forest

This characterful four-bedroom 1930s home sits on Raymond Avenue, a peaceful residential street within South Woodford's highly sought-after Firs Estate. Offering 1,586 square feet of versatile living space, a wonderfully mature rear garden, private driveway and garage, it's a home with plenty of potential.

The location is just as appealing, with George Lane's independent shops, cafés and restaurants nearby, along with South Woodford station, excellent local schools and the beautiful open spaces of Epping Forest. Wanstead's lively high street is also within easy reach.

Offered chain free, this is a fantastic opportunity to create something special in one of South Woodford's most desirable neighbourhoods.

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0203 3691818















IF YOU LIVED HERE...

You'll find plenty to appreciate about this handsome 1930s home, from its generous proportions and traditional features to the established garden beyond.
The private driveway provides off-street parking and access to the garage, while the welcoming entrance hall leads through to the main living spaces.
At the front, a spacious reception room provides a lovely setting for relaxing or entertaining, with period detailing adding character. A second reception room sits to the rear, opening into a bright conservatory overlooking the garden.
Wonderfully green and filled with mature planting, the garden has a lovely sense of privacy and tranquillity. Whether you're imagining summer gatherings, somewhere for children to play or a peaceful spot to enjoy your morning coffee, there's plenty of space to make it your own.
The kitchen overlooks the rear of the property and retains its charming retro character. A separate utility room and ground floor WC add welcome practicality.
Upstairs, you'll discover four well-proportioned bedrooms, two with built-in storage. There's flexibility for growing families, visiting guests or a dedicated home office, while a family bathroom and separate WC complete the first floor.
Although the house retains much of its original personality, there's exciting scope to give it a new lease of life. From cosmetic improvements to a more ambitious redesign or extension, subject to the necessary permissions, there's an opportunity to combine its 1930s charm with contemporary family living.
Step outside and you'll discover why the Firs Estate has such enduring appeal. Raymond Avenue is an attractive, established residential street, with leafy surroundings and excellent everyday amenities close at hand.
Epping Forest is nearby, making woodland walks, weekend cycling and outdoor adventures an easy part of life here. With miles of trails and open spaces to explore, it's a wonderful contrast to the bustle of Central London.
For your daily essentials, George Lane offers independent coffee shops and restaurants alongside Waitrose, M&S Foodhall and a selection of other retailers. There's also a local cinema, perfect for an evening out without venturing far from home.
South Woodford station is approximately 0.7 miles away, with Central line services offering direct connections into the City and West End. Wanstead's bustling high street is also nearby, with even more independent shops, cafés and places to eat.
It's this combination of residential charm, green surroundings and excellent amenities that makes South Woodford such a lovely place to put down roots.

WHAT ELSE?
- Families have a choice of local schools, including Snaresbrook Primary, Churchfields Junior and Oakdale Infants and Juniors. The independent Forest School is also nearby.
- The Sylvestrian Leisure Centre, within the grounds of Forest School, offers a range of sports and fitness facilities, with memberships available to the wider community.
- On the third Sunday of each month, George Lane hosts South Woodford's popular market, bringing together local producers, independent traders and street food stalls. It's a lovely way to spend a Sunday morning.



A WORD FROM THE OWNER...

"My Mum and Dad bought this home 65 years ago and raised their family here.

It was a lovely house to grow up in, plenty of room for us all to be together and space to be alone too. The garden was big enough to play in/host parties and yet also relax in a peaceful environment.

There was, and still is, a great sense of community in Raymond Avenue with friendly neighbours of all ages and cultures.

With great schools, nearby shops, cafes, bars and forest walks, there is something for everyone. South Woodford station is only a short walk away and gives easy access to London for work or entertainment.

I think the house is ready to be updated for the next generation to live and grow in and I hope whoever buys it will be as happy as we all were."

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Reception
13'11" x 14'10"

Reception
11'9" x 15'10"

Conservatory
10'5" x 8'6"

Kitchen
9'4" x 11'10"

Utility
8'0" x 11'10"

WC

Bedroom
8'0" x 15'1"

Bedroom
8'0" x 8'11"

Bedroom
12'11" x 14'10"

Bedroom
11'11" x 12'4"

Bathroom
8'11" x 5'2"

WC

Garden
74'8"

Garage
8'0" x 20'8"



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