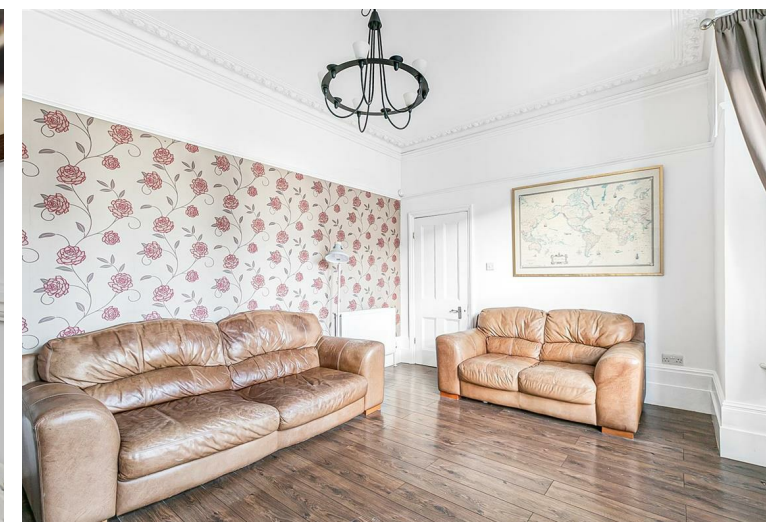
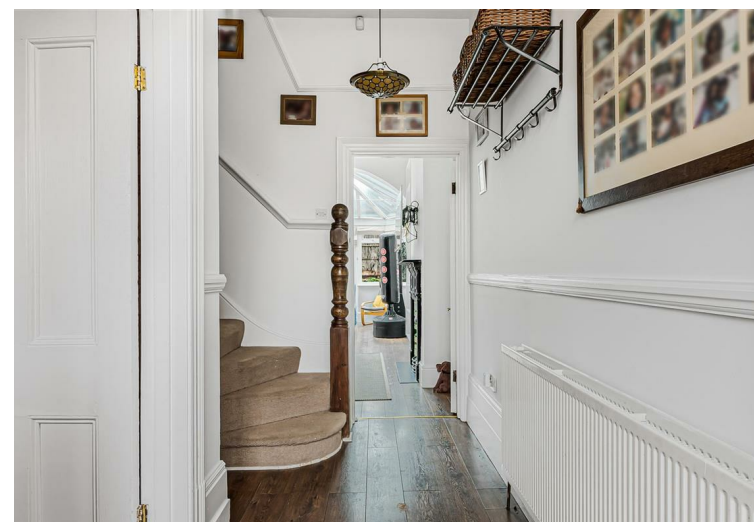
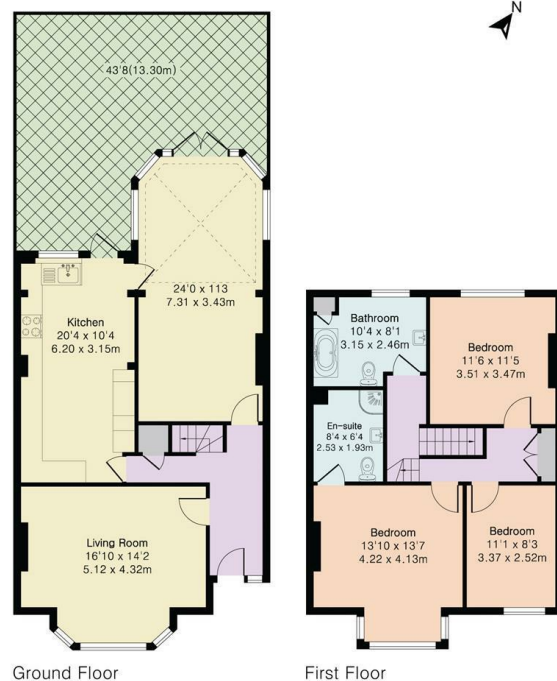




Approximate Gross Internal Area 1447 sq ft - 134 sq m  
 Ground Floor Area 809 sq ft - 75 sq m  
 First Floor Area 638 sq ft - 59 sq m



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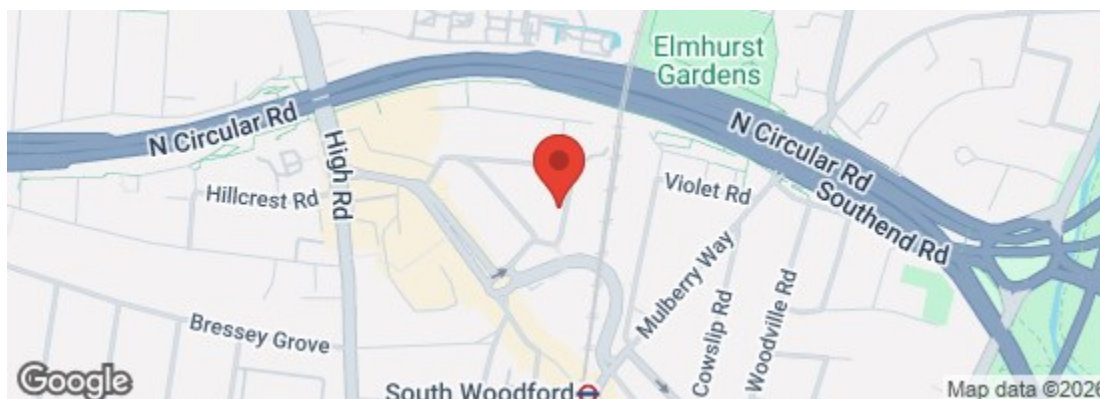
Eastwood Road, South Woodford, E18 1BN

Guide Price £975,000 Freehold

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

Council: Redbridge | Council Tax Band: F | Floor Area: 1447.00 sq ft

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		68	76
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

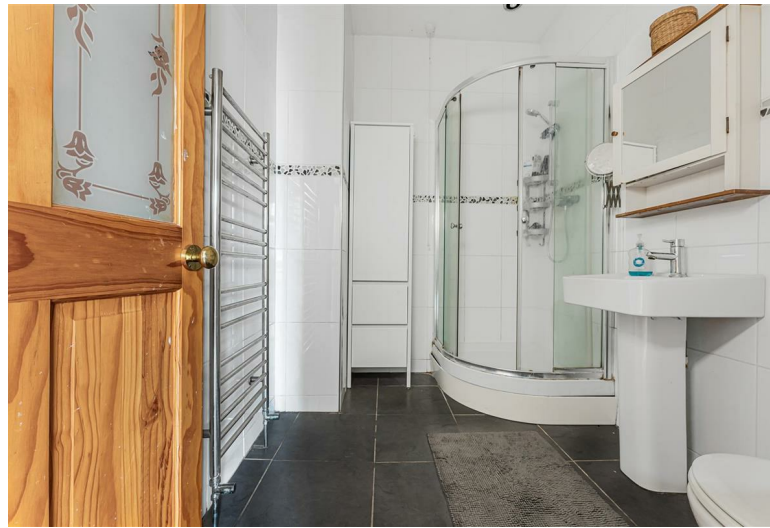


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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



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Request a Viewing: **0208 530 3333** Email: [southwoodford@wearechurchills.co.uk](mailto:southwoodford@wearechurchills.co.uk)



Launch Day: Saturday 17th January – By Appointment Only

Rare to the market, this charming double-bayed Edwardian terraced home is set within a highly sought-after tree-lined turning in the very heart of South Woodford. Ideally located just off George Lane, the property is moments from an excellent selection of independent shops, restaurants, cafés, and E18 Central Line Station.

The home offers generous family accommodation and retains a wealth of period character, while also providing excellent potential for rear and loft enhancements (subject to the usual consents), as demonstrated by neighbouring properties.

#### Accommodation

Approached via an original tiled pathway leading to a recessed porch, the property opens into a warm and welcoming entrance hall. The principal lounge is rich in character, featuring an ornate coved ceiling and a large bay window. A second reception room flows through to a conservatory/orangery, enjoying pleasant views over the rear garden. In addition, there is a family-sized kitchen/breakfast room, also overlooking the garden.

From the entrance hall, a beautifully turning staircase leads to a split-level first-floor landing. There are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, and the floor is completed by a spacious family bathroom featuring a roll-top bath.

#### Exterior

The rear garden enjoys a west-facing aspect, with a patio area, retaining wall, and lawn beyond.

#### Schooling

The property is conveniently positioned within easy reach of a number of good and outstanding local schools.  
EPC To Follow 20/01/2026

