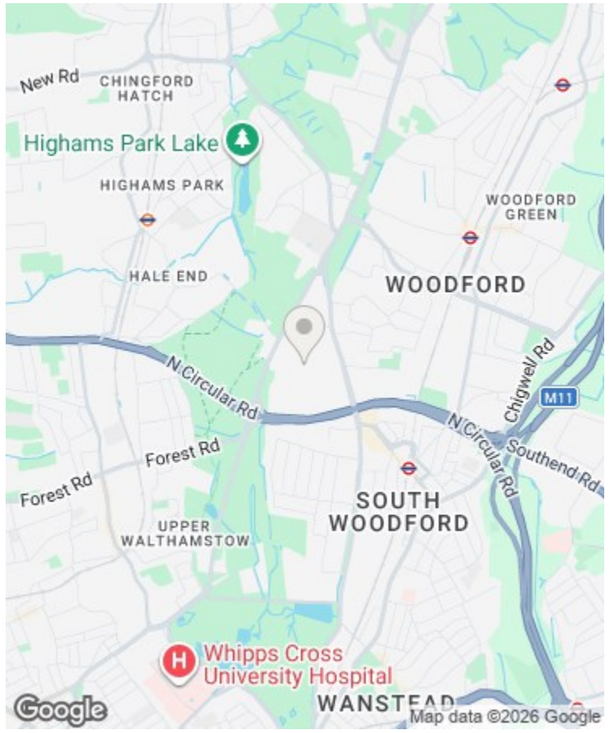
william rose



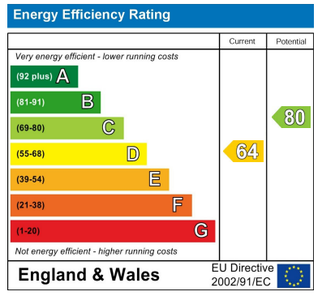
Directions

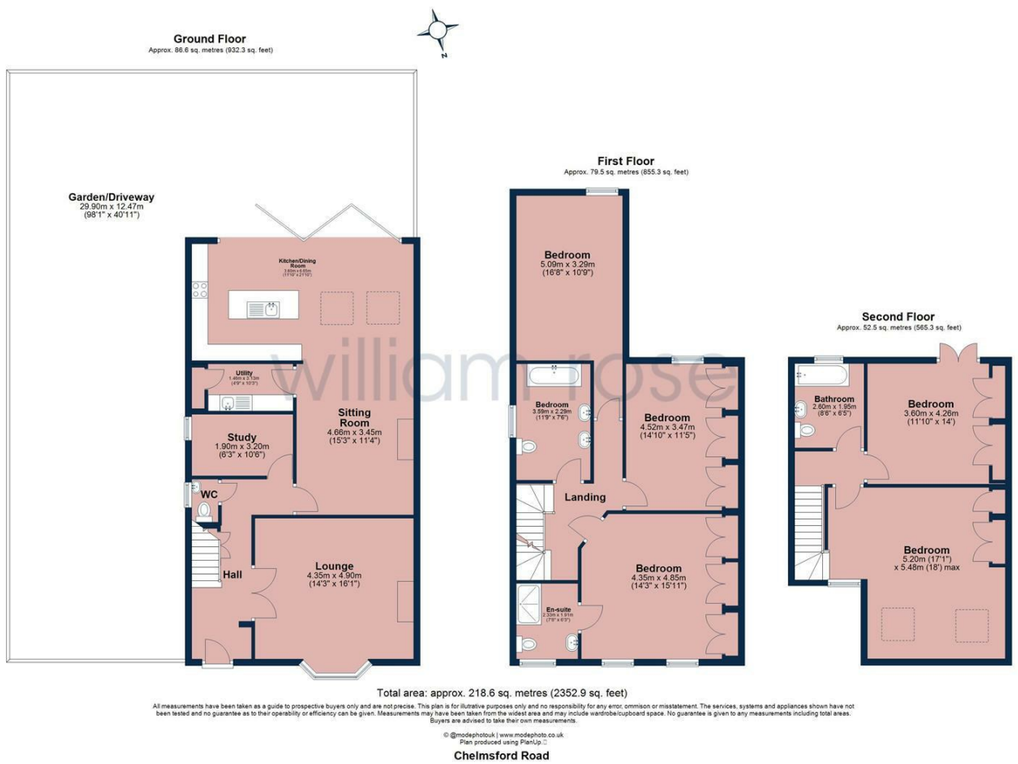
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D













40 Chelmsford Road, South Woodford, London, E18 2PP

Guide Price £1,400,000

- *SOLD BY WILLIAM ROSE*
- Kept to a high standard
- Open-plan kitchen/dining area
- Situated over three floors
- Sought-after South Woodford (E18) location
- Generous rear garden
- Well-proportioned bedrooms throughout
- Downstairs WC
- Rear access
- Close to schools, transport and amenities

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https://www.william-rose.com/

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40 Chelmsford Road, London E18 2PP

A beautifully extended family home arranged over three floors, featuring a stunning open-plan kitchen/living space, generous reception rooms and five well-proportioned bedrooms. Ideally located on a sought-after South Woodford.

5 | 3 | 3 | D | Council Tax Band: F







This impressive family home is arranged over three floors and has been sympathetically extended to both the rear and into the loft, creating a superb balance of generous reception space and well-proportioned bedrooms. At the heart of the home is the stunning open-plan kitchen, dining and living area, finished to an exceptional specification. This outstanding space features a striking media wall with feature fireplace and full-width bi-folding doors that open directly onto the beautifully landscaped rear garden, seamlessly blending indoor and outdoor living.
A separate utility room adds everyday practicality, while the elegant study, complete with bespoke panelling, provides a stylish work-from-home space or an ideal playroom for the kids to enjoy. The spacious entrance hall and cloakroom offer a welcoming first impression. To the front of the house, the formal reception room showcases a large bay window and log burner, creating a refined retreat for entertaining or relaxed evenings.

The first floor comprises three well-proportioned bedrooms, served by a luxurious family bathroom featuring double vanity sinks and freestanding bath. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. The second floor offers two further bedrooms and an additional bathroom, making it ideal for guests or older children seeking greater privacy.
Throughout the home, the current owners have carefully retained and enhanced the period character while introducing high-quality contemporary finishes, with no expense spared. Features include soaring ceilings and double-glazed sash windows, perfectly complementing the home's original charm.

Externally, the property boasts an eye-catching front garden with tiled pathway and period-style railings in keeping with the attractive brick façade. The substantial rear garden has been thoughtfully designed for both family life and entertaining, complete with an outdoor kitchen. There is a side access and an electric gate providing the option of off-street parking to the rear.

Chelmsford Road is widely regarded as one of South Woodford's most desirable addresses, offering a tree-lined residential setting just a short stroll from South Woodford Underground station. The area is particularly popular with families due to its outstanding local schools, including Woodford Green Preparatory School, St Aubyn's, Churchfields and Forest School, all within walking distance. George Lane offers an excellent selection of boutique shops, cafés and restaurants, while the nearby Epping Forest provides beautiful open space for walking and outdoor pursuits, making this an exceptional location for a premium family home with excellent connectivity and lifestyle appeal.

Property Information / Disclaimer

FREEHOLD

EPC Rating: D
Council Tax Band: Redbridge D

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.