
Peel Road, South Woodford E18

- ◆ Fully extended end-of-terrace Victorian house
- ◆ Four double bedrooms
- ◆ Two luxury bathrooms & private bath
- ◆ Open plan ground floor layout
- ◆ Brand new boiler & heating system
- ◆ 36-foot garden & driveway parking
- ◆ Moments from Epping Forest parkland
- ◆ Easy walk to Tube services & 'Outstanding' schools

Modern architecture meets period drama in this thoughtfully renovated and extended Victorian home. Split over three floors, including a spacious loft conversion, the property offers an abundance of light-filled living spaces, with four double bedrooms and an open plan layout downstairs. Part of a well-considered rear extension, the stunning modern dining kitchen opens onto an immaculate garden via sliding doors.

Inside, the spa-like interior design bridges the contemporary atmosphere with the reinstated heritage detailing for maximum effect – from lime plaster and COAT bare

plaster walls to microcement flooring and oak finishes, including four-panel interior doors. New anthracite sliding sash windows, along with brand-new electrics and Hive-controlled central and underfloor heating systems served by a new Worcester Bosch boiler, add the finishing touch.

You'll find Peel Road nestled between the vibrant town centre and the peaceful expanse of Epping Forest that runs alongside the area. Arriving at the house, you're greeted by a handsome variegated brick exterior complemented by Farrow & Ball's 'Stone Ground' painted plasterwork and anthracite sashes to the full-height bay. There's space for a car on the resin-bound driveway, while tegula paving leads

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to a traditional recessed front (painted to match the external plasterwork) with a numbered transom.

STEP INSIDE – A HERITAGE HOME REIMAGINED

In the hallway, a textured brick wall painted in Farrow & Ball’s ‘Wimborne White’ meets a high coved ceiling lit by a pendant bulb, offsetting the exposed floorboards and striking oak spindles framing the carpeted staircase. Follow the floorboards through into the open-plan ground floor, where the living room is bathed in natural light by a front sash bay window with a column radiator beneath.

Lime plaster walls and woodwork painted in Farrow & Ball’s ‘Slipper Satin’ run through into the kitchen, pairing perfectly with the dramatic floor-to-ceiling oak spindles concealing a stylish downstairs lavatory. The vertical lines pull the eye to the ceiling, which is finished with ornate reinstated coving and roses crowning low-hanging pendant fittings. A chimney breast with a tiled hearth further enhances the charm.

Continue into the wrap-around extension, which balances asymmetrical architectural detailing with a vaulted ceiling and exposed steel to create a sense of space. Heated Relentless Microcement flooring in El Alamo brings warmth to family mealtimes, drenched in sunshine from three large skylights and Cortizo COR Vision sliding garden doors.

The kitchen features oak-framed cabinetry and a central island by Fronteriors, complemented by Marmo Antico worktops and splashbacks that beautifully emulate the luminous veining of ancient marble.

The kitchen is also fitted with a suite of feature-packed Haier integrated appliances, including a

Series 6 I-Touch, self-cleaning Wi-Fi enabled oven; a 75cm gas-on-glass hob with extra-wide designer surface and a 5kW double-ring wok burner; an ultra-quiet Series 6 Total No Frost fridge freezer with Smart Wi-Fi connectivity; an energy-efficient Series 4 Washlens Wi-Fi enabled dishwasher; and a 9kg capacity Series 4 washer-dryer.

Upstairs, a durable berber carpet runs across the landing, complemented by stair spindle woodwork painted in Farrow & Ball's 'Stone Ground', before continuing into a cosy rear double bedroom. Warmed by a stylish column radiator, it is painted in 'Pudding' from COAT's bare plaster range and lit by recessed spots and a sash window framing the garden.

Decorated in COAT bare plaster 'Felt Cute', the primary bedroom fills the front

of the house. Here, exposed floorboards and elegant coving, matched by a central rose, bring period flair to this lovely private retreat, along with the feature fireplace and a square sash bay window with a column radiator beneath. Open the curtains to the arched alcove painted in COAT bare plaster 'Piglet' to discover a wonderful surprise – a stone-resin Japanese soaking bath under a pair of brass-finished sconce lights, matching the mounted tapware.

In the family bathroom, exposed floorboards, fluted tiles, and Detale CPH KABRIC walls backdrop Nôsa and Lusso sanitaryware. Echoing the ceiling spots and heated towel rail, brass fittings adorn a luxury freestanding double-ended bath

“A skylight above the walk-in rainfall shower enclosure provides a gentle morning awakening.”



with a handheld shower, a large walk-in rainfall shower enclosure, and a wall-hung basin and loo.

Return to the hallway, taking the second staircase to the top floor. The berber carpet underfoot flows into two spot-lit double bedrooms, warmed by designer radiators, as seen throughout, and painted in COAT bare plaster shades 'Amateur Ceramics' and 'Piglet'. While the rear bedroom – which could make a wonderfully private office – overlooks the garden, the front double benefits from built-in wardrobes with vertical oak panelling and a pair of skylights.

Like the first-floor bathroom, the en suite combines wooden flooring with Nōsa and Lusso wall-hung sanitaryware, brass fittings, and Detale CPH KABRIC walls. Heated by a brass towel rail radiator, it also features luxe Kit Kat ivory wall tiles and a beautiful arched wall detail for a timeless look, while a skylight above the walk-in

rainfall shower enclosure provides a gentle morning awakening.

OUTDOORS – SOHO GARDEN INSPIRED

From the kitchen, full-width sliding doors open onto a porcelain patio for an easy indoor-outdoor transition for lunches in the sun and summer parties. Enclosed by a double-slatted fence and laid with luxury 50mm artificial grass, this 36-foot, low-maintenance retreat is bordered by an impressive array of plants inspired by Soho Garden, from English yew topiary to Irish green and green carpet, for glossy evergreen movement and texture.

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APPROXIMATE FLOOR AREAS

Ground Floor
624 SQ. FT
(57.98 SQ. M)

First Floor
428 SQ. FT
(39.74 SQ. M)

Second Floor
419 SQ. FT
(38.89 SQ. M)

Gross Internal Floor Area
1471 SQ. FT
(136.61 SQ. M)

Illustration for identification purposes only, measurements are approximate, not to scale.

The neighbourhood



GETTING AROUND

South Woodford Underground station (Central line) is about a 20-minute walk or short bus ride away, providing fast access to central London in under 30 minutes. Under a five-minute walk, you'll also find a large variety of local bus routes operating from the Waterworks Corner stops.

IN THE NEIGHBOURHOOD

Residents enjoy independent eateries and pubs in South Woodford's village-like centre, with a delightful jumble of shops, cafés, and supermarkets along George Lane, roughly 15-minutes' walk from the property. You'll also find a Waitrose, M&S Foodhall, and Sainsbury's within easy reach. Popular places to wine and dine include Bread & Oregano for Greek eats, Sakura Sushi for delicious Japanese cuisine, and GAIL's for coffee and sweet treats. Every third Sunday of the month, pop down to George Lane to

treat yourself to fresh local produce.

Peel Road intersects with a large area of open green space. Part of Epping Forest, it includes lovely areas for walking, such as The Doughnut – a circular route through woodland and fields – leading down to Hollow Pond. There's also plenty of parks and play areas around for the little ones, while adults can recharge with Pilates at Pause studio.

SCHOOLS

South Woodford is served by Ofsted 'Outstanding' state schools, including Churchfields Primary (around a 15-minute walk) and Woodbridge High School (1.5 miles). Local private schools within easy reach include Snaresbrook Preparatory School on Woodford Road, St Aubyn's School, and Woodford Green Preparatory School.

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