



Approximate Gross Internal Area 1416 sq ft - 131 sq m
 Ground Floor Area 690 sq ft – 64 sq m
 First Floor Area 508 sq ft – 47 sq m
 Second Floor Area 218 sq ft – 20 sq m



Council: Redbridge | Council Tax Band: E | Floor Area: 1416.00 sq ft



CHURCHILL
 estates

Walpole Road, London, E18 2LN

Guide Price £725,000 Freehold

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



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

CHURCHILL
 estates

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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	80
	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.



Launch Day: Saturday 28th March - By Appointment Only
 Located in the highly sought-after Church End Estate
 This deceptively spacious home offers comfortable living across multiple levels, making it perfect for families or anyone seeking a blend of modern convenience and potential for future development. With a large rear garden and ample living space, this property ticks all the boxes.

Ground Floor:
 A welcoming entrance hall leads to two separate reception rooms, providing versatile living space for relaxation or entertaining. The kitchen and adjoining sun room offer additional space, with plenty of natural light. A convenient ground-floor WC and shower facility complete the ground floor.

First Floor:
 The spacious first-floor landing opens up to three well-proportioned bedrooms and a combined bathroom/WC.

Loft Room:
 With Velux windows fills the space with light, making it ideal as an extra bedroom, home office, or playroom. It also features an adjoining shower/WC.

Exterior:
 The rear garden is a peaceful retreat, brimming with greenery and offering the potential for a rear extension (subject to planning permissions). The front garden provides off-street parking for one or two vehicles.

Location Highlights:
 Epping Forest: Just minutes away, ideal for weekend strolls or an escape into nature.
 South Woodford Station: A short 15-minute walk away, offering a quick 20-minute journey to Liverpool Street on the Central Line.
 Schools: A variety of highly regarded primary and secondary schools are within easy reach, making this an ideal location for families.

