



CHURCHILL
estates

Peel Road, London

£725,000

Tenure: Freehold

Floor Area: 947.23 sq ft

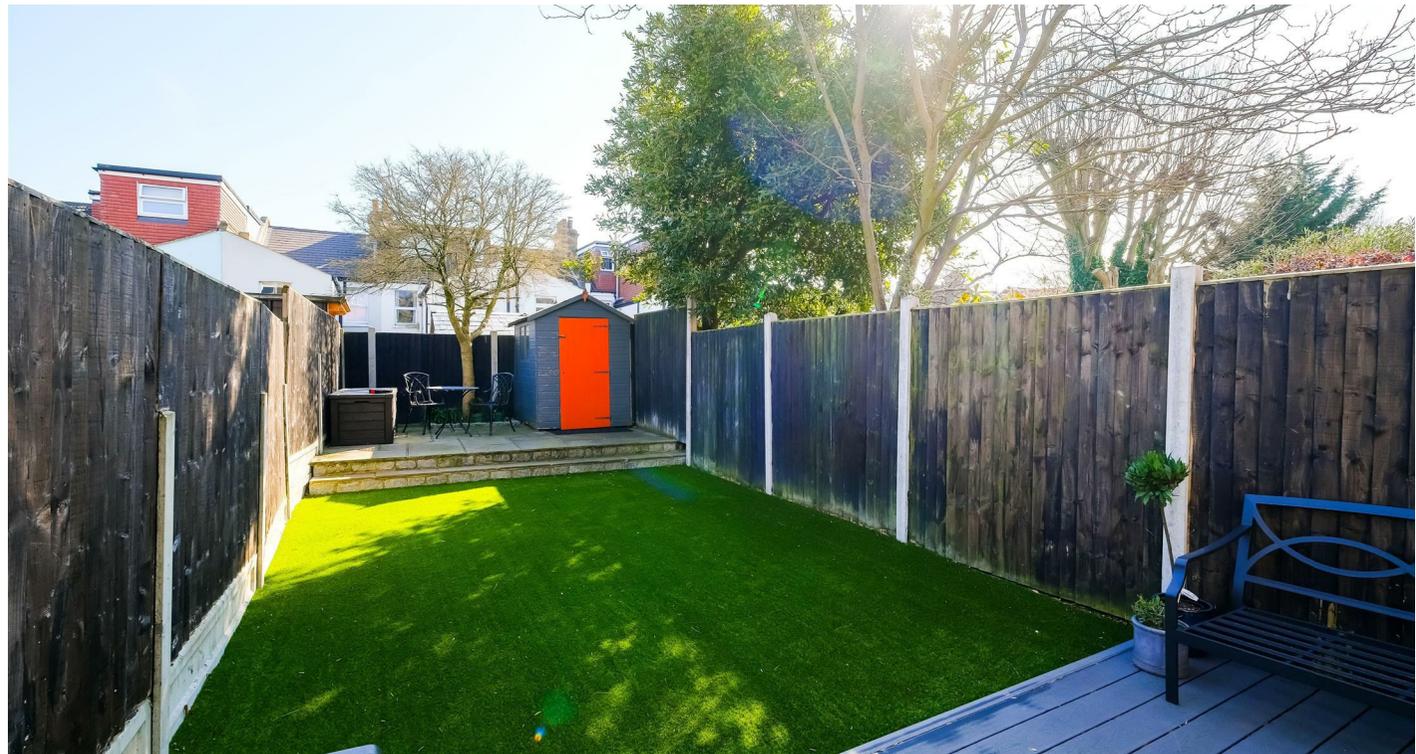
Local Authority: Redbridge

Council Tax Band: D

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Churchills are delighted to offer for sale this stunning extended three bedroom period mid terrace home situated on the ever popular Church End Estate. The property features good size accommodation including two large receptions, newly fitted extended kitchen/diner with double doors leading onto a well maintained approx. 40 Ft rear garden.

Upstairs offers three good size bedrooms and a contemporary family bathroom.

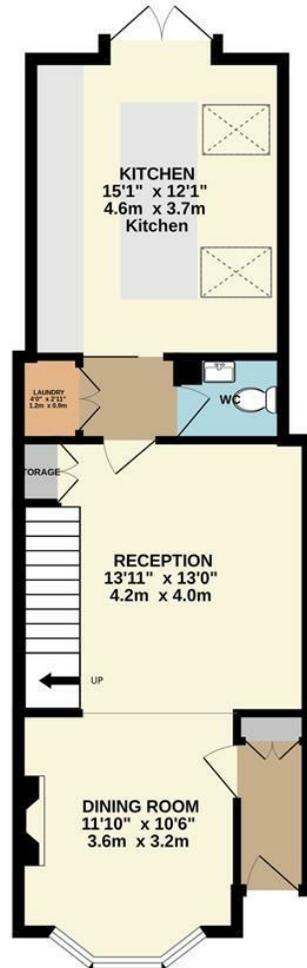
The property has also had some new renovations within the last 2-3 years these include a brand new front door, a completely new full bay window, new flooring in the dining room, new under stairs cupboard, utility cupboard, downstairs WC, Boiler - September 2022 Integrated double ovens, dishwasher, wine fridge, Garden decking and new Astro turf. To the front of the property there is off street parking for 1-2 cars on the driveway.

The property is also well located for all of South Woodfords local amenity's including George lane Shops, bars and restaurant's along with all the local supermarkets including Sainsburys, Waitrose and Marks and Spencer's and a short walk to South Woodford Tube Line. The home also has easy access to all Motorways including the M11, M25, and A406 and is also within easy walking distance to all the great local schools in the area (Subject To Catchment)





GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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To view call **0208 530 3333**