

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @moderphoto | www.moderphoto.co.uk  
Plan produced using PlanUp

Peel Road

Council: Redbridge | Council Tax Band: D | Floor Area: 1471.00 sq ft

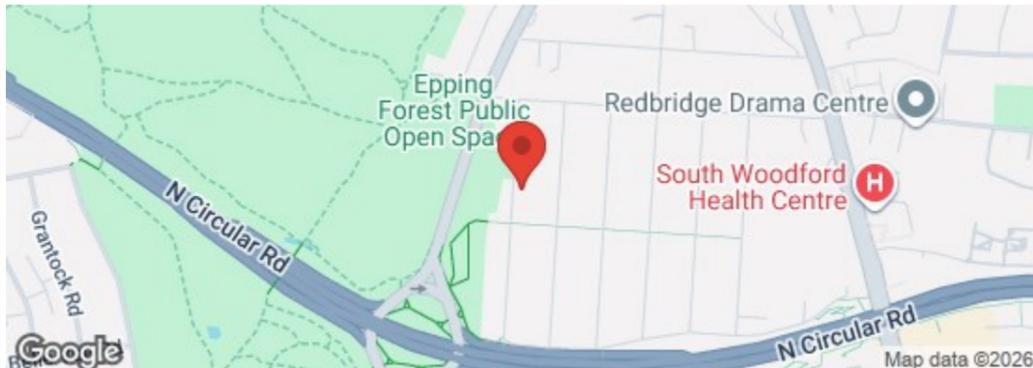
**CHURCHILL**  
estates

Peel Road, London, E18 2LJ  
£650,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2



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		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.

**CHURCHILL**  
estates

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



GUIDE PRICE £650,000-£675,000

Set Over three Floors Churchill Estates are delighted to present this deceptively spacious EXTENDED three-bedroom mid-terrace family home, ideally located in the highly sought-after "Church End" Estate.

This contemporary property boasts two reception rooms, an extended kitchen/diner, accessible cellar and three generously sized first-floor bedrooms and two bathrooms.

Externally, the home offers a good-sized rear garden with a lawn, and the front garden with potential for off street parking subject to local council approval.

Offered chain-free, this home is perfect for buyers seeking a smooth purchase process.

Located within walking distance of South Woodford Station, the property is ideally placed for access to George Lane's vibrant selection of shops, bars, restaurants, and major supermarkets including Sainsbury's, Waitrose, and Marks & Spencer.

Commuters will also benefit from easy access to the M11, M25, and A406, and families will appreciate the proximity to several highly regarded local schools (subject to catchment).

Council Tax band D

