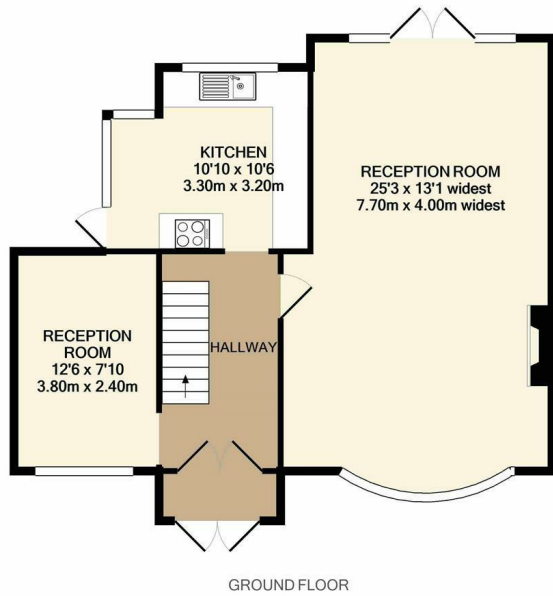




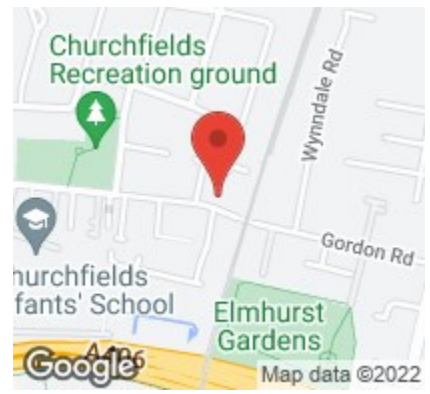
Four Bedroom Semi Detached Home



TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (117.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Churchfields, London, E18 2QZ
 Guide Price £900,000 Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
England & Wales	EU Directive 2002/91/EC



Council Tax Band: G
 EPC: D
 Freehold

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.



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LAUNCH DAY SATURDAY 14th MAY BY APPOINTMENT. GUIDE PRICE £900,000 - £950,000.

Featuring the benefit of NO ONWARD CHAIN and Set within the high sought after 'CHURCHFIELDS' location within only moments of the popular Park and Ofsted rated 'OUTSTANDING' Primary School as well as the usual High Road amenities.

This really is a rare opportunity to purchase a purpose built Four Bedroom semi-detached family Home which boasts spacious living accommodation including a particularly spacious Thru Lounge, a GREAT size Rear Garden and the potential for both rear and loft enhancement subject to the usual consents.

Externally the front garden now incorporates OFF STREET PARKING for a number of cars and the REAR GARDEN is a particular feature, extending to approx. 80ft in length and the view of which is enjoyed from a private BALCONY accessed from Bedroom Two.

Council Tax Band: G



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