



TOTAL FLOOR AREA: 1503 sq.ft. (139.6 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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Council: Redbridge | Council Tax Band: E | Floor Area: 1503.00 sq ft

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Cowslip Road, South woodford, E18 1JW
 Offers In Excess Of £750,000 Freehold
 Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 4

| 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 | | | |
| 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.



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



Guide Price £790,000

Chain-Free | Immaculate 4-Bedroom, 3-Bathroom Semi-Detached House | Cowslip Road, South Woodford, E18

Churchills are delighted to offer for sale this beautifully presented four-bedroom, three-bathroom semi-detached family home on the highly sought-after Cowslip Road in South Woodford. This spacious property is chain-free and split across three well-planned floors, making it the ideal choice for families looking for both space and location.

Located just a short walk from South Woodford Station (Central Line) and close to a fantastic selection of schools, shops and local amenities, this home offers both comfort and convenience in abundance.

Property Features:

- * Chain-free sale
- * Four generously sized bedrooms
- * Three bathrooms plus ground floor WC
- * Large, well-equipped kitchen with ample storage
- * Spacious reception room opening onto a bright conservatory
 - * Private decked rear garden
 - * Driveway parking and garage
 - * Split over three floors
- * Gas central heating with combination boiler
 - * Double glazed windows throughout
- * Excellent local amenities and schooling options nearby
- * Easy access to South Woodford Underground Station for swift travel into Central London

This is a rare opportunity to purchase a turn-key property in a prime South Woodford location, perfect for growing families or those needing more flexible living space.


