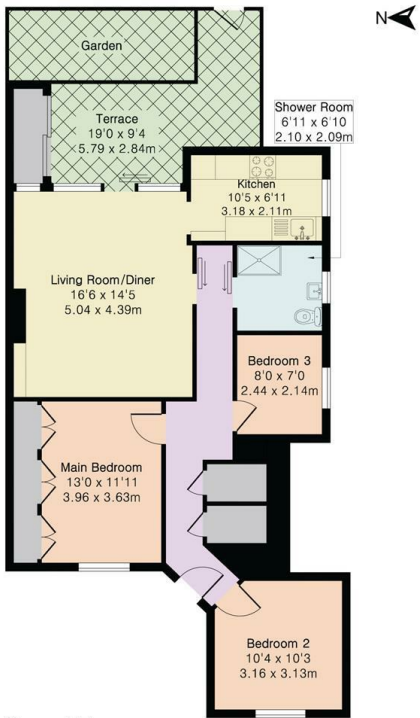




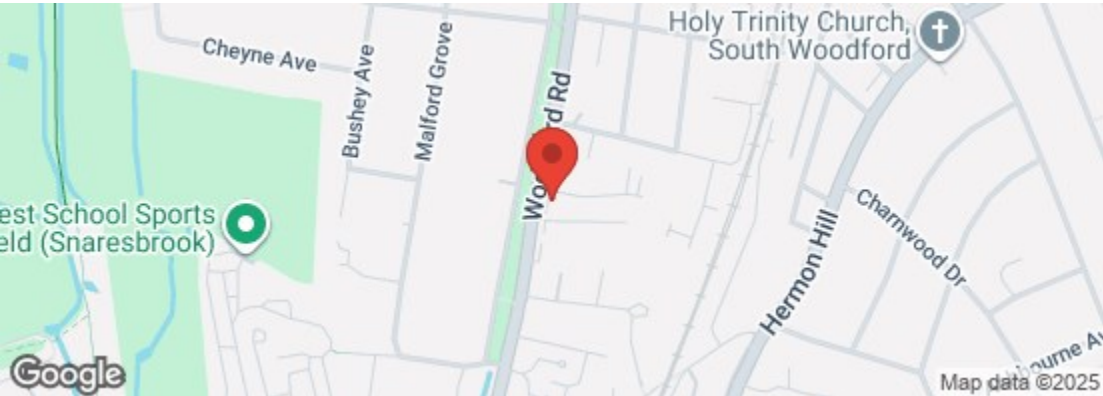
Approximate Gross Internal Area 861 sq ft - 80 sq m



Ground Floor

Council: Redbridge | Council Tax Band: D | Floor Area: 861.00 sq ft

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

Beechwood Park, London, E18 2EQ
Price Guide £525,000 Leasehold

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



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



Location, Location, Location.
This beautifully presented three-bedroom ground-floor maisonette benefits from parking and both front and rear gardens, and is ideally positioned close to Snaresbrook and South Woodford amenities, including Central Line stations.

Perfectly situated between the two areas, the property is within 0.4 miles of their main hubs, offering a wide range of independent shops, cafés, restaurants, and excellent transport links.

The home has been completely modernised throughout and is accessed via a welcoming corner entrance through a well-maintained front garden. The entrance hallway leads to three bedrooms (two doubles and a well-proportioned single), a spacious reception room, and an adjoining contemporary fitted kitchen.

Further benefits include a luxury shower room and a covered terrace opening onto a small lawned rear garden, ideal for relaxing or entertaining.

