



Ground Floor Area 448 sq ft – 42 sq m
First Floor Area 390 sq ft – 36 sq m
Second Floor Area 222 sq ft – 21 sq m



Council: Redbridge | Council Tax Band: D | Floor Area: 1248.61 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

Maybank Road, London, E18 1EL
Guide Price £725,000 Freehold

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



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

CHURCHILL
estates



Guide Price £725,000 -£750,000

Set on a sought-after residential road, this beautifully restored brick-fronted Victorian terraced home blends period charm with high-spec modern living. Thoughtfully renovated throughout, the property offers three well-proportioned bedrooms, two contemporary bath/shower rooms, and a W/C on the ground floor making it ideal for growing families or professional couples.

The bright and spacious reception room features an attractive exposed brick feature wall, a gorgeous fireplace, and electric blinds, creating a welcoming space for relaxing or entertaining. There is a separate utility room with further storage. To the rear, an extended kitchen/breakfast room forms the heart of the home, fully equipped with integrated Bosch appliances and opening via bifold doors onto a well-presented rear garden. The front and rear gardens are linked by an automatic watering system, ensuring low-maintenance outdoor living.

The house has been comprehensively upgraded to modern standards, including fully zoned underfloor heating, sound-insulated walls, complete rewiring with USB sockets throughout, and discreetly integrated AV and internet cabling to every room. Period features have been carefully restored, with bespoke doors, skirting boards and staircases designed to match the home's original Victorian character.

Externally, the property benefits from restored sash windows with upgraded glazing, renewed roofing and rebuilt chimney stacks, as well as front and rear external lighting.

Located within the catchment area for outstanding local schools, the sellers also speak highly of the warm, friendly and welcoming community, making this a wonderful long-term home in an area that continues to be highly desirable.

