



Council: Redbridge | Council Tax Band: F | Floor Area: 1616.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	64	
(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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Glebelands Avenue, South Woodford, E18 2AB
Price Guide £1,050,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: **0208 530 3333** Email: **southwoodford@churchill-estates.co.uk**



GUIDE PRICE £1,050,000-£1,100,000

Churchill Estates is excited to present this impressive and Detached Four-Bedroom family home to the market. This exquisite property features a spacious living room, a ground floor W/C, a fully fitted kitchen, and a dining room that opens up to good size rear garden with an external garden workshop. The first floor houses Four sizable Bedrooms and a family bathroom. Additionally, the property includes the convenience of off-street parking to front, a double length garage via a shared driveway and the potential for loft enhancement into the great size roof space.

Ideally located, the property is in close proximity to an array of supermarkets, shops, cafes, and restaurants. It boasts excellent transport connections with the South Woodford Underground Station just 0.2 miles away, offering direct services to central London, and easy access to the A406.

