



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, dimensions and any other information are given as an approximate guide only and should be used as such. It is the purchaser's responsibility to verify the accuracy of the information provided. Measurements are given in feet and inches and in metres and centimetres. Measurements are given to the nearest millimetre. Measurements are given to the nearest millimetre. Measurements are given to the nearest millimetre. Measurements are given to the nearest millimetre.

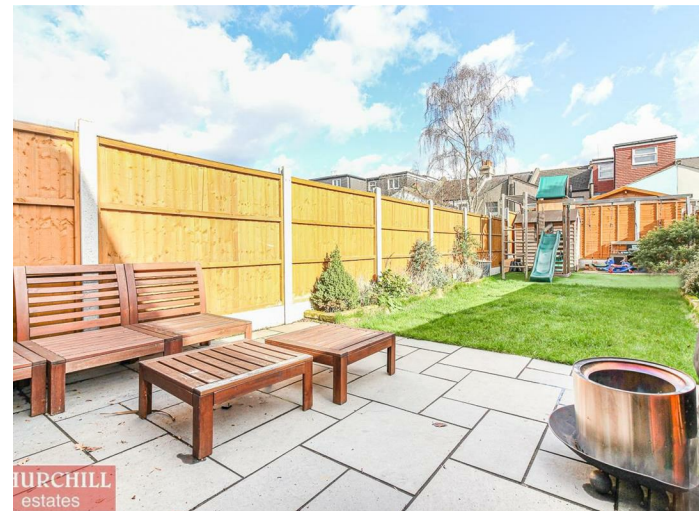
**Peel Road, South Woodford, E18 2LJ**  
Price Guide £700,000 Freehold

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	

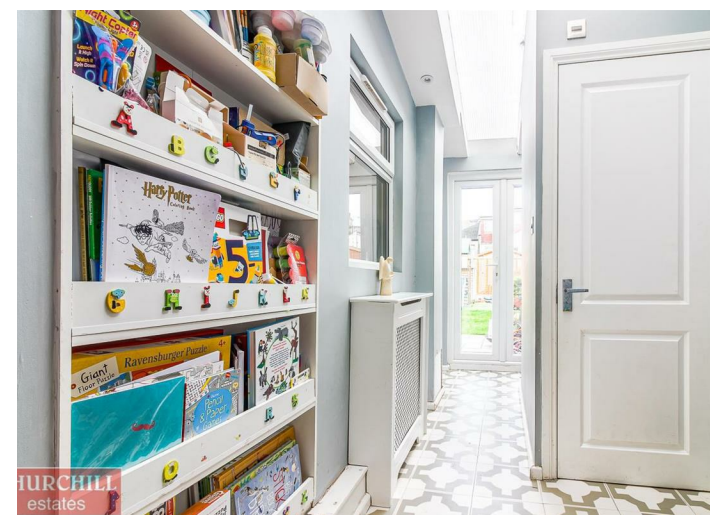


EPC rating : D  
Council Tax band: D  
Freehold

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.







GUIDE PRICE £700,000-£725,000

Located on the ever popular church end estate we are delighted to offer for sale this three bedroom mid terrace Victorian home. The property offers two receptions, modern fitted kitchen with doors leading to a small conservatory/lean to, down stairs toilet with doors leading onto the rear garden. The property also offers a cellar, three double bedrooms one of which is a loft room and a newly fitted family bathroom. The home also offers off street parking to the front for one car. Early viewing is advised to avoid disappointment.

EPC rating : D  
Council Tax band: D  
Freehold