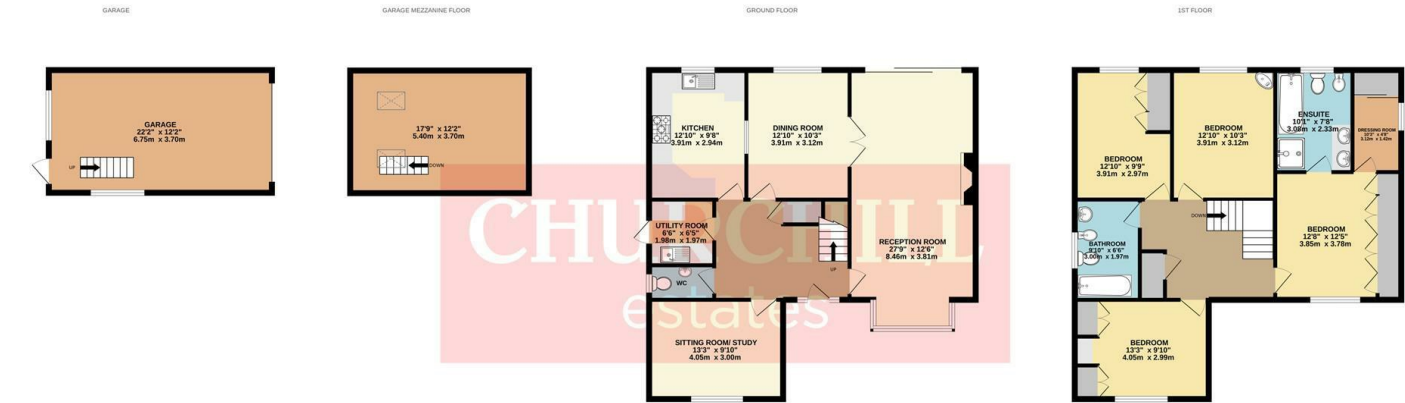




Four Bedroomed Detached House | Four Double Bedrooms |  
 Two reception rooms | Study | Off Street Parking for two cars |  
 Gallery Landing | Garage with additional Parking | Utility Room

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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.  
 Made with Metropix ©2022

# Derby Road, South Woodford, E18 2PY Guide Price £1,100,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



FREEHOLD  
 COUNCIL TAX BAND G  
 EPC TBC

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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To view call **0208 530 3333**  
 Email [southwoodford@churchill-estates.co.uk](mailto:southwoodford@churchill-estates.co.uk)

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VIEWINGS COMMENCING SATURDAY THE 29TH OF OCTOBER BY APPOINTMENT ONLY  
GUIDE PRICE £1,100,000-£1,150,000

Set in one of South Woodford's most popular CUL-DE-SAC turning's, Churchill's are pleased to offer to the market this FULLY DETACHED Four Double Bedroom family home. Occupying a large CORNER PLOT the property features Four Double Bedrooms, two large Receptions, Study, fitted Kitchen and Utility room, as you enter the home you will be struck by the large bright hallway which provides access to all rooms on the ground floor. The first floor boasts a Galleried landing leading to all Four Bedrooms, the Master having a En Suite and separate Dressing room. Externally there is a GARAGE with further Off-Street Parking approached via a Gated entrance along with Two additional Parking spaces to the front, which also incorporates a pleasant lawned area, The rear Garden is designed for easy maintenance with a large patio area and second lawn with shrub borders, the property is well located for all of South Woodford's amenities including shops, bars, restaurants, popular local schools and E18 Central Line Station.

FREEHOLD  
COUNCIL TAX BAND  
EPC TBC

