

Council: Redbridge | Council Tax Band: E | Floor Area: 1044.00 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.

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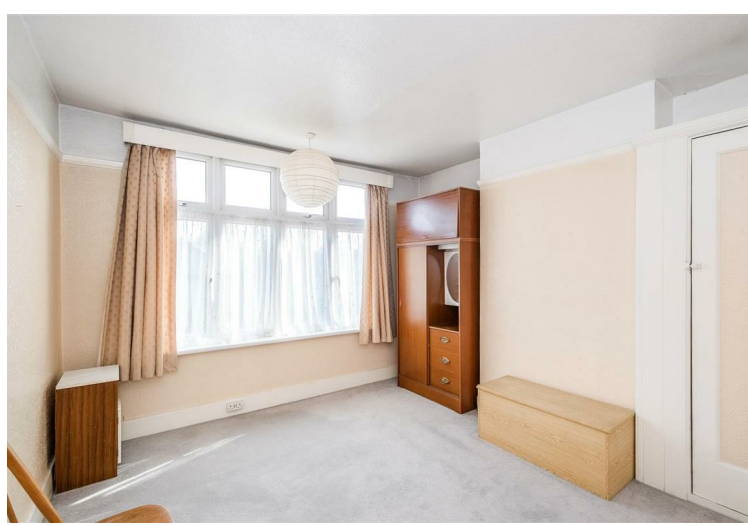
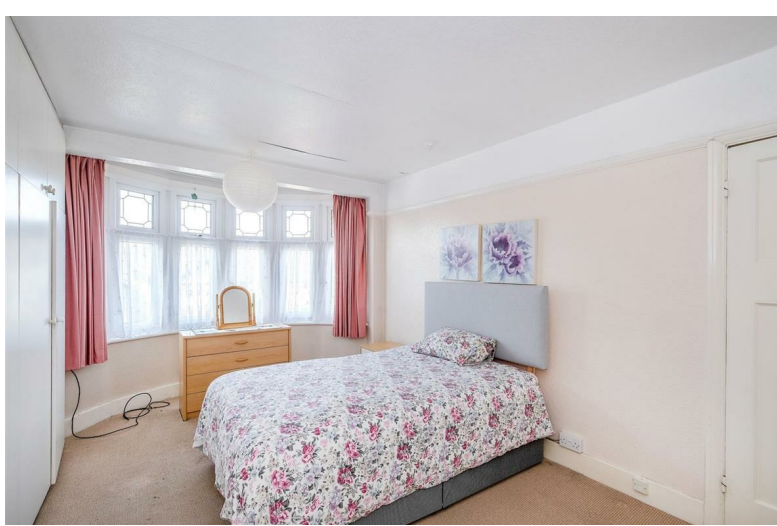
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Cadogan Gardens, South Woodford, E18 1LY
Guide Price £799,995 Freehold

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



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



Offers In Excess of £825,000

This 1930's Semi Detached home is set within a very popular turning in the highly regarded 'NIGHTINGALE' estate and although requiring some internal modernisation does offer a fantastic opportunity to extend and enhance in order to fulfil its true full potential.

Accommodation - Commencing a welcoming entrance Hall with doors to all rooms, There is a Spacious Through Lounge, Kitchen both which benefit from direct access and views of the Garden.

The first floor has the traditional layout of the period with Three Bedrooms, two of which are doubles and a single bedroom and Bathroom with Separate W.C.

Exterior - The Rear Garden is a particular feature with a large expansive lawn with side paths and shrub borders. The front garden incorporates OFF STREET Parking and provides access to the GARAGE at side.

Location- Ideal for walking distance to both South Woodford and Wanstead's multiple shops, restaurants and cafes as well as Central Line Stations.

Schools - The property is located within an area of many popular Schools including the Ofsted rated 'Good' Nightingale Primary which is literally moments away.