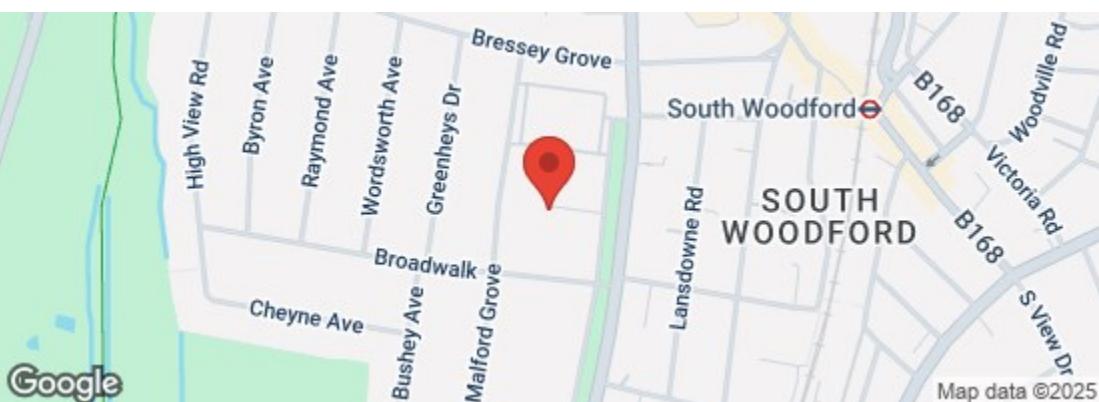




Council: Redbridge | Council Tax Band: E | Floor Area: 1021.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	81
(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.

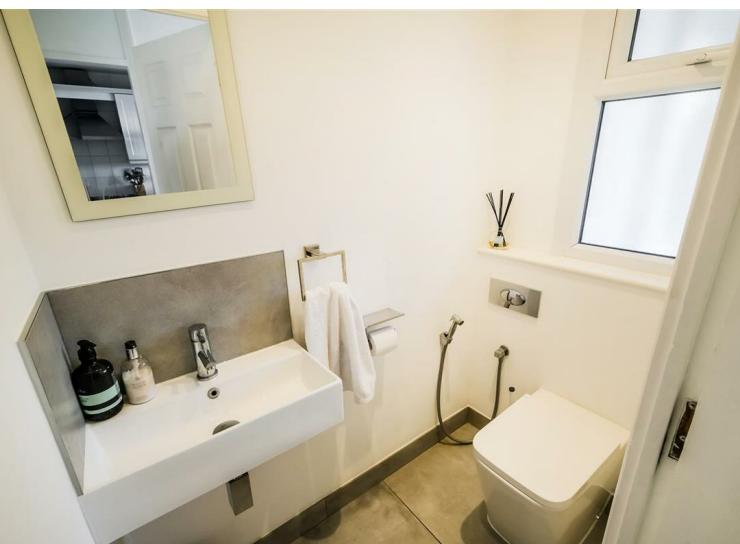
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



CHURCHILL
estates

Kingspark Court, London, E18 2DD
Guide Price £675,000 Freehold

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



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

CHURCHILL
estates



Launch Day Saturday 22nd March By Appointment Only. Guide Price £675,000 - £700,000

This beautifully presented three-bedroom end-of-terrace family home is located on the prestigious Firs Estate, offering easy access to George Lane's shops, restaurants and the Central Line station.

The property boasts a range of appealing features, including a private balcony to the Master Bedroom, an attractive fitted eat-in kitchen, a contemporary first floor bathroom and a spacious lounge with garden views making it ideal for family living.

Exterior - Secluded and Westerly facing rear garden, commencing a cool and contemporary patio area to lawn, complete with summer house and side pedestrian access.

Front - Own front lawn with side path as well as access to the developments own Private courtyard location for added privacy

Location - Location - Location. Set in South Woodford's Premier Location, ideally placed for easy access to both the High Road and George lane's multiple amenities including South Woodford Central Line Station.

Viewing is highly recommended to appreciate the many fine features of this charming property.

