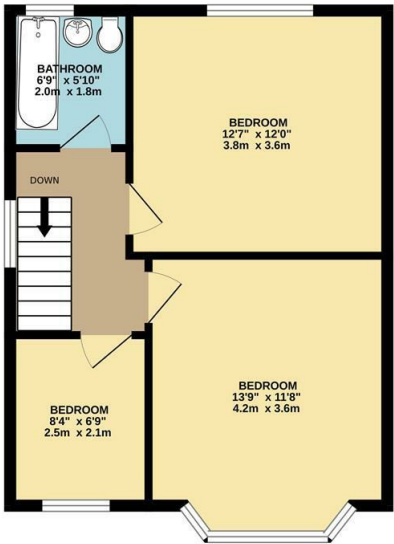
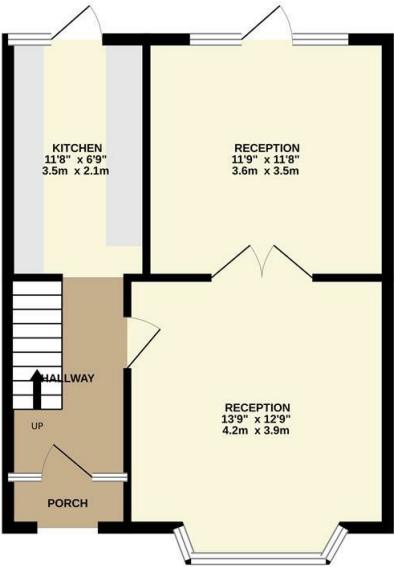





GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 990sq.ft. (92.0 sq.m.) approx.
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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(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.



To view call **0208 530 3333**

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Thornwood Close, South Woodford, E18 1RH

Guide Price £625,000 Freehold

Council: Redbridge | Council Tax Band: D | Floor Area: 990.00 sq ft

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





Guide Price £625,000 - £650,000.

This much loved end of terrace family home is set within a popular residential location and has been enjoyed by the current owners for a generation. The property has been much improved by the current vendors yet still offers much scope for extension and enhancement to both the rear and loft space to create what could be a very spacious property.

Accommodation - Ground Floor- Welcoming Entrance hall with access to the interconnecting reception rooms with double glazed views from the front bay and restored door and matching side lights to rear garden, the kitchen has been re fitted and comes complete with granite work surfaces and integrated appliances.

First Floor - All rooms come directly off the bright and spacious landing area, there are two true Double Bedrooms as well as single third Bedroom and fully tiled period style Bathroom complete with roll top bath and high flush W.C.

Exterior- The rear Garden is a particular feature of the property being the perfect family size with expansive lawn, side access and mature borders. The perfect space to unwind and offering the potential for extension.

Location - Set within the heart of South Woodford, conveniently located within short distance of the vibrant George Lane where there are a number of shops, cafes, restaurants and South Woodford Central line Station which. will get you into London in no time. If you are a car user then you have easy road access to the A406, M11,A12 and M25. Roding Valley Park is only a short walk away providing ample green space for family walks or cycle rides.

Schools - There are a number of good and outstanding Ofsted rated schools nearby including the very popular Oakdale Primary.

