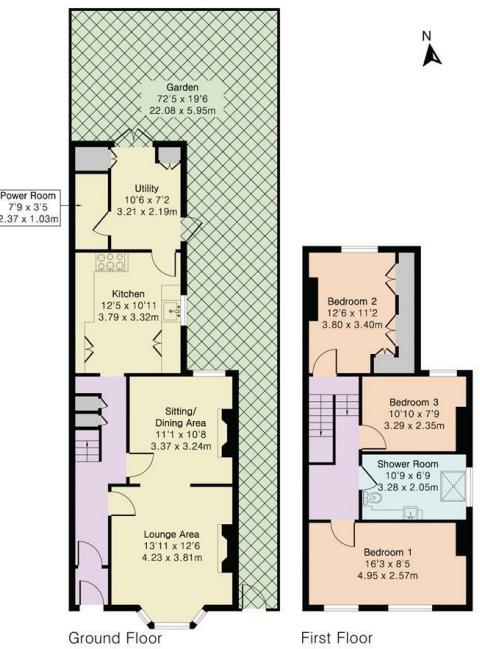




Approximate Gross Internal Area 1170 sq ft - 108 sq m  
Ground Floor Area 649 sq ft - 60 sq m  
First Floor Area 521 sq ft - 48 sq m



Council: Redbridge | Council Tax Band: E | Floor Area: 1170.00 sq ft

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Current                 |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 | 78                      |
| (81-91) B                                   |                         |
| (69-80) C                                   | 56                      |
| (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.

**CHURCHILL**  
estates



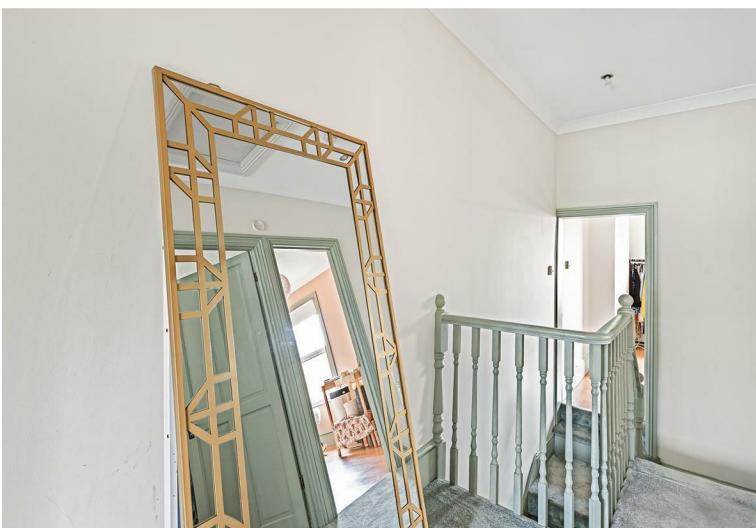
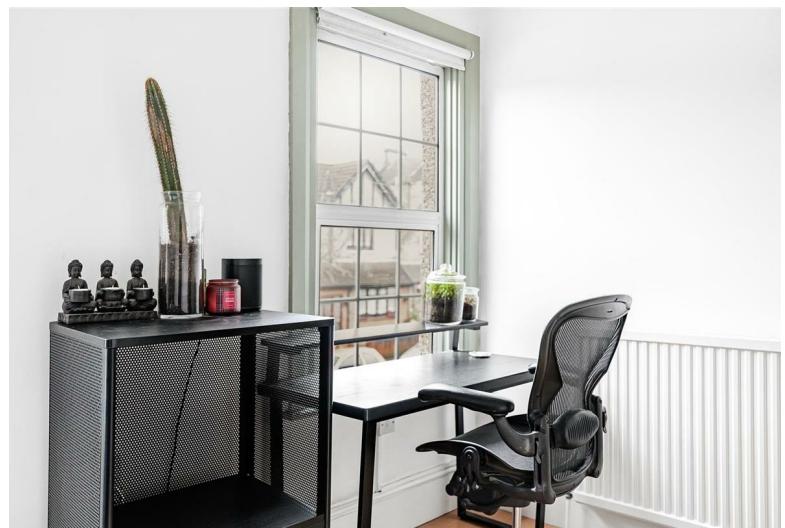
**CHURCHILL**  
estates

Daisy Road, London, E18 1EA  
Guide Price £800,000 Freehold

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



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



Guide Price £800,000 - £825,000

Launch Day Saturday 24th January by Appointment.

Excellent Location with Superb Potential to Extend (STPP)

Just a one-minute walk to the Central Line station, this three-bedroom halls-adjoining semi-detached period property is ideally located moments from George Lane's shops, restaurants, cafés, and bars.

The property also benefits from excellent road links, with the A406 North Circular and M11 motorway just a short drive away.

Accommodation comprises a spacious through lounge/diner, fitted kitchen, utility room, and ground-floor cloakroom with shower. To the first floor are three well-proportioned bedrooms and a family bathroom.

Further benefits include gas central heating, double glazing, and a large rear garden with side access to the front, offering fantastic potential for extension subject to planning permission.

