



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. These dimensions should not be relied upon unless they have been taken by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.
Made with [Homesnap C350](#)

Council: Redbridge | Council Tax Band: F | Floor Area: 1054.00 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	80
(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.



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

CHURCHILL
estates



GUIDE PRICE £600,000

Offered for sale with the benefit of no onward chain and situated within a quiet cul-de-sac, Churchill Estates are pleased to present this extended four-bedroom semi-detached family home.

The property features an en-suite shower room, family bathroom, and a ground floor W.C., along with two reception rooms and a fitted kitchen, offering flexible and spacious living accommodation.

Externally, the home benefits from a pleasant private rear garden, while the front garden provides off-street parking and a private driveway giving access to the garage.

