



TOTAL FLOOR AREA: 1519 sq.ft. (141.1 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 regulations shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council: | Council Tax Band: | Floor Area: 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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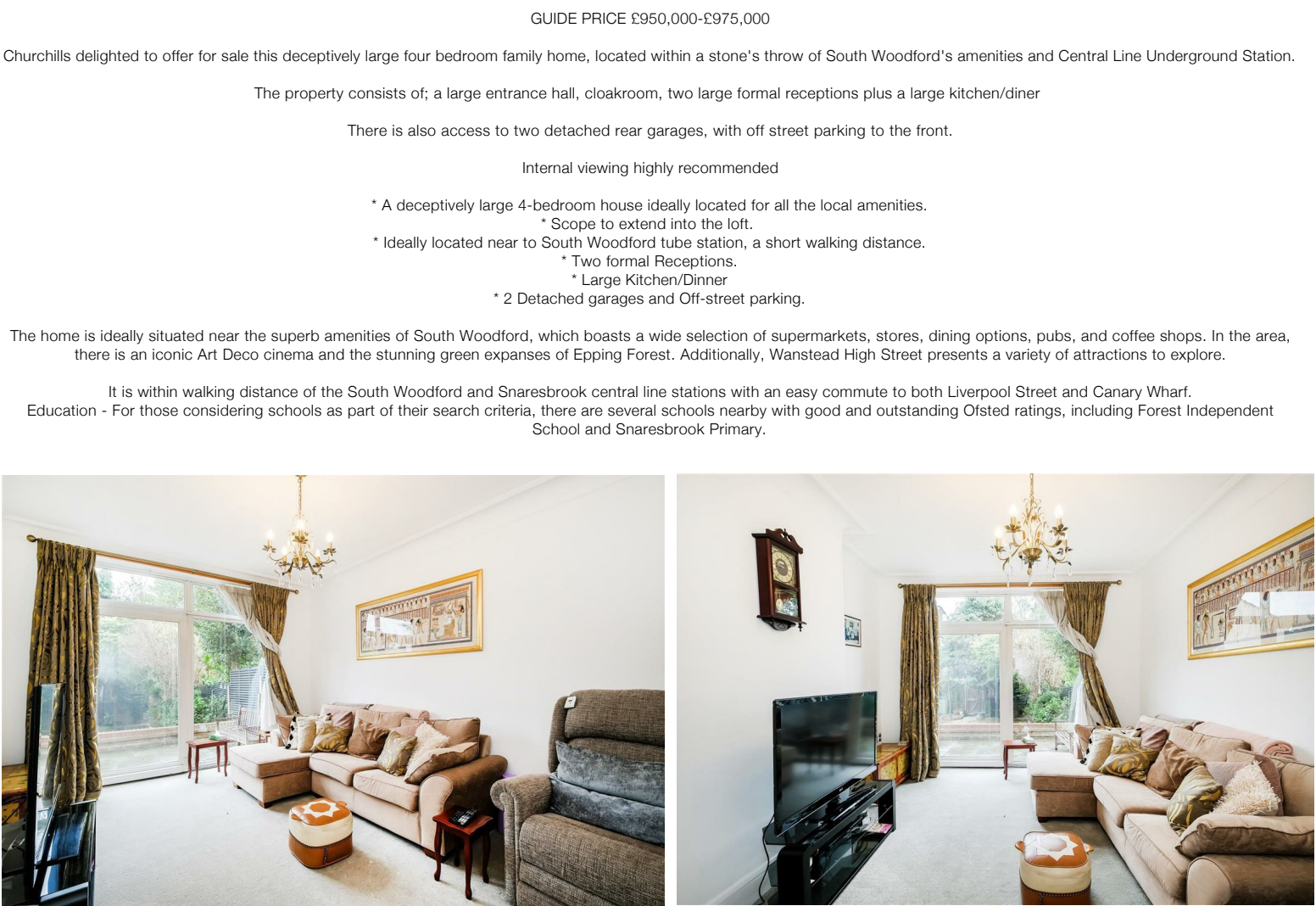
Woodford Road, London, E18 2EA  
Price Guide £950,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2



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





GUIDE PRICE £950,000-£975,000

Churchills delighted to offer for sale this deceptively large four bedroom family home, located within a stone's throw of South Woodford's amenities and Central Line Underground Station.

The property consists of; a large entrance hall, cloakroom, two large formal receptions plus a large kitchen/diner

There is also access to two detached rear garages, with off street parking to the front.

Internal viewing highly recommended

- \* A deceptively large 4-bedroom house ideally located for all the local amenities.
- \* Scope to extend into the loft.
- \* Ideally located near to South Woodford tube station, a short walking distance.
- \* Two formal Receptions.
- \* Large Kitchen/Dinner
- \* 2 Detached garages and Off-street parking.

The home is ideally situated near the superb amenities of South Woodford, which boasts a wide selection of supermarkets, stores, dining options, pubs, and coffee shops. In the area, there is an iconic Art Deco cinema and the stunning green expanses of Epping Forest. Additionally, Wanstead High Street presents a variety of attractions to explore.

It is within walking distance of the South Woodford and Snaresbrook central line stations with an easy commute to both Liverpool Street and Canary Wharf.  
Education - For those considering schools as part of their search criteria, there are several schools nearby with good and outstanding Ofsted ratings, including Forest Independent School and Snaresbrook Primary.