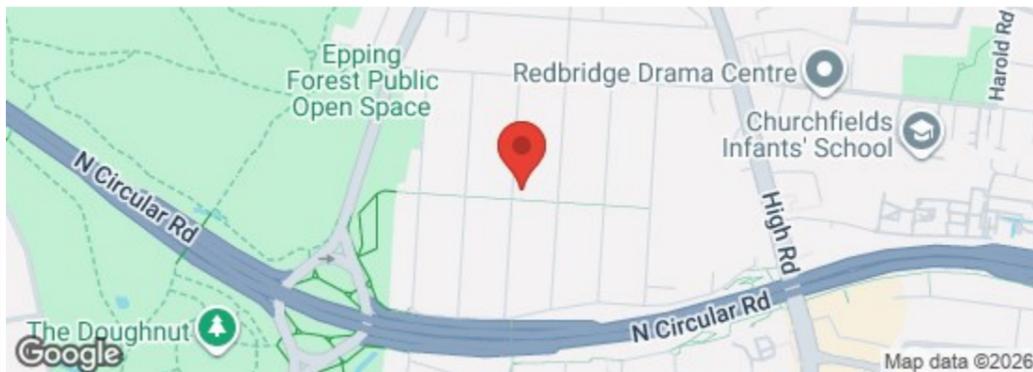




TOTAL FLOOR AREA: 864 sq.ft. (80.3 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the floor area measurements, the agent, advertiser, estate agent and any other persons are not responsible for any errors, omissions or misstatements. The agent, advertiser and any other persons are not responsible for any errors, omissions or misstatements. The agent, advertiser and any other persons are not responsible for any errors, omissions or misstatements.

Council: Redbridge | Council Tax Band: D | Floor Area: 864.00 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	14
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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Carnarvon Road, London, E18 2NT
 Offers In Excess Of £575,000 Freehold
 Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



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Spacious Three-Bedroom Terraced Home with Garden - A Prime Opportunity in South Woodford

This bright and generously proportioned three-bedroom terrace offers over 900 square feet of potential, making it a superb opportunity for buyers looking to create their ideal family home. While refurbishment is required, the property's strong fundamentals, original period features, and excellent location provide a fantastic foundation for transformation.

Inside, you'll find spacious rooms brimming with character and scope for restoration. There's ample room to reimagine the interiors to your taste, and the potential for a loft conversion (subject to planning) adds further value.

To the rear, a lengthy private garden offers outdoor space perfect for family life, entertaining, or simply relaxing - a rare find in such a well-connected area.

Location is key here. Just a ten-minute stroll brings you to South Woodford's lively George Lane, with its shops, cafés, restaurants, and amenities. The Central line station is a little further on for quick and easy access to the City and West End, while the vast, tranquil expanses of Epping Forest are only three minutes from your door.

If you're seeking a project with promise in a sought-after location, this is a rare chance to make something truly special.

