



TOTAL FLOOR AREA: 950 sq. ft. (88.2 sq. m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken by any purchaser or lessee. This plan is for approximate purposes only and should be used as a guide to the general layout. The actual layout and appearance may vary from the floor plan and no guarantee as to their accuracy or efficiency can be given.
 Home and Mortgage (2014)

Council: Redbridge | Council Tax Band: E | Floor Area: 950.00 sq ft

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The Drive, South Woodford, E18 2BJ
 Guide Price £625,000 Freehold

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

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	
(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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Request a Viewing: **0208 530 3333** Email: southwoodford@churchill-estates.co.uk



Guide Price £625,000

Location - Location - Location. Set in The Drive, South Woodford's Premier Location, overlooking Greensward and ideally places for easy access to both the High Road and George lane's multiple amenities including South Woodford Central Line Station.

Offered for sale with the benefit of NO ONWARD CHAIN, Churchill estates are pleased to present this modern style end of terrace home.

Accommodation - comprising Two double Bedrooms with the potential to convert to three bedrooms (as similar style properties within the development have done) first floor bathroom and the convenience of a ground floor W.C as well as a spacious reception room and a fitted kitchen with front facing views.

Exterior - The rear garden is accessed from the lounge and is a good size complete with side pedestrian access, the front garden is also a particularly good size and the is also a GARAGE situated En bloc.