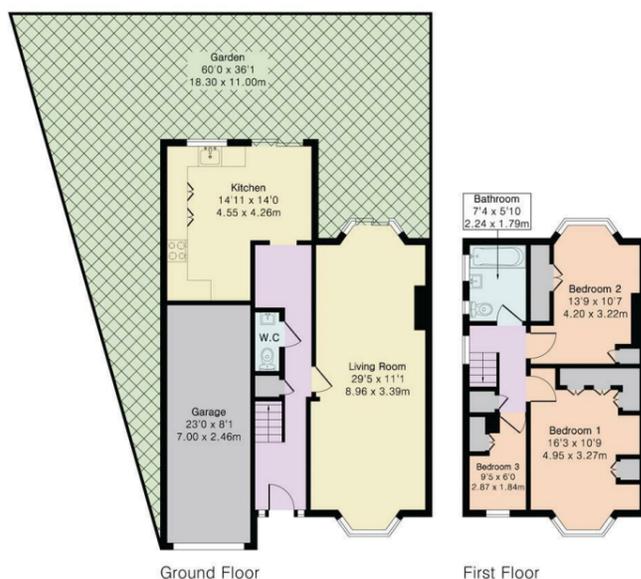


Approximate Gross Internal Area 1060 sq ft - 99 sq m
(Excluding Garage)

Ground Floor Area 620 sq ft - 58 sq m
First Floor Area 440 sq ft - 41 sq m
Garage Area 185 sq ft - 17 sq m



Ground Floor

First Floor

Council: Redbridge | Council Tax Band: D | Floor Area: 1060.00 sq ft

CHURCHILL
estates

Rokeby Gardens, Woodford Green, IG8 9HT
Guide Price £800,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

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		69	78
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



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



VIEWINGS COMMENCING SATURDAY THE 28TH OF MARCH BY APPOINTMENT ONLY
Churchill estates present a fantastic opportunity to purchase this Three Bedroom 1930's Semi detached home located within a popular turning within this Residential Precinct.

This particular property features an extended ground floor accommodation which has enhanced the original kitchen to a spacious kitchen/Breakfast room, there is also the convenience of a Ground floor W.C , a large Reception room and a welcoming entrance Hall. The first floor comprises of Three Bedrooms, two of which are fitted and are complete with bay windows with far reaching views of the local area, there is also a spacious first floor family bathroom.

Externally the sunning wide rear Garden is an ideal size for for families and offers the space subject to the usual permissions for further extensions to mirror similar properties close by.

The front garden now incorporates the benefit of Off Street Parking and provides access to the Garage at side complete with up and over style door and pedestrian door through to the rear garden.

If Schooling is important to you then its good to know that Rokeby Gardens is one of the closest turnings within the Laing's estate to the highly regarded and Ofsted rated 'Outstanding' Primary School.

