

Approximate Gross Internal Area 1034 sq ft - 96 sq m  
(Excluding Garage)

Ground Floor Area 606 sq ft - 56 sq m  
First Floor Area 428 sq ft - 40 sq m  
Garage Area 215 sq ft - 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

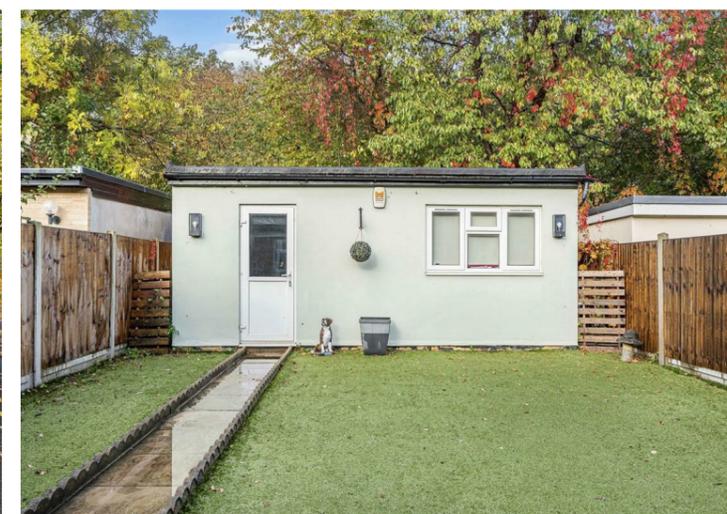


Council: Redbridge | Council Tax Band: D | Floor Area: 1034.00 sq ft



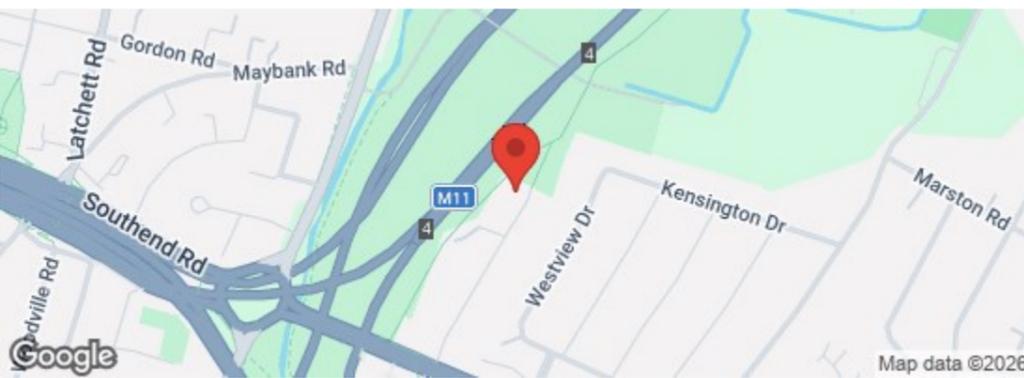
Lechmere Avenue, Woodford Green, IG8 8QG  
£575,000 Freehold

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



Request a Viewing: **0208 530 3333** Email: [southwoodford@wearechurchills.co.uk](mailto:southwoodford@wearechurchills.co.uk)

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.



GUIDE PRICE £575,000

Churchills are pleased to offer for sale this CHAIN FREE three bedroom extended terrace family home situated in a cul de sac location in Woodford Green. Lechmere Avenue has off street parking for three cars giving you the convenience to park easily at all times. The ground floor of this property consists of an entrance porch, reception room and down stairs W/C.

The property has benefitted from a ground floor extension creating a large kitchen / dining area that brings in great natural light and with perfect views of the rear garden that has been wonderfully looked after

The first floor has three bedrooms and family bathroom . This is a spacious property that is perfect for any large or growing family. It's in excellent condition so you can move straight in and enjoy this home.

The Property also has a garage to the rear with a separate Gym/Study

Lechmere Avenue is located in a popular location of Woodford Green where you are a short walk away from Roding Valley Park great for a bike ride, run or take the dog for a walk. If commuting is important, you have the choice of South Woodford and Woodford central line and Gants Hill stations within short distance. The property is ideally located for the M11 and M25 Motorways.

Redbridge Council Tax Bracket : D  
EPC TO FOLLOW

