



TOTAL FLOOR AREA: 944 sq. ft. (87.7 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor area measurements, all floor, wall, ceiling and other areas are approximate and not responsible for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The Seller, its agents and other persons involved in the sale do not warrant or guarantee as to the accuracy or efficiency of the plan.
 Made with MetreX (CIS)

Council: Redbridge | Council Tax Band: D | Floor Area: 944.00 sq ft

CHURCHILL
estates

Waverley Road, South Woodford, E18 1HU
 Price Guide £525,000 Freehold

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



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



GUIDE PRICE £525,000-£550,000

Churchill Estates are pleased to offer this charming three bedroom period terrace home benefiting from 3 bedrooms, large kitchen diner, two receptions and a mature rear garden. The property is being offered to the market on a CHAIN FREE basis. The home is positioned on a popular residential street within close proximity to local amenities including a 24 hour Tesco's and George lanes local Shops, Bars and restaurant's & transport links. Waverley Road is Also in a Great location For the M25 A406 And M11 Motorways

