



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	



Council Tax Band: E
EPC: D
Freehold

CHURCHILL
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To view call **0208 530 3333**
Email southwoodford@churchill-estates.co.uk

FOUR BEDROOM EXTENDED HOME

CHURCHILL
estates



Pulteney Road, London, E18 1PS
Guide Price £875,000 Freehold



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GUIDE PRICE £875,000. LAUNCH DAY SATURDAY 6th AUGUST BY APPOINTMENT.

Set in this truly ideal location, within literally moments of George Lane amenities including South Woodford Central Line Station.

Churchill estates are pleased to present this Brick fronted and double Bayed Turn of The Century built family home, oozing with Character and Charm throughout, the property also benefits from extended and enhanced accommodation, including the conversion of the loft space to create a Master Bedroom complete with En Suite Shower room plus an extended rear complete with Bi Fold doors overlooking the picturesque West facing garden.

Pulteney Road is situated close to both South Woodford and Wanstead Central Line Stations with direct links into the City and West End and features easy access to an array of High Street Shops, coffee bars and restaurants.

Council Tax Band: E

EPC: D