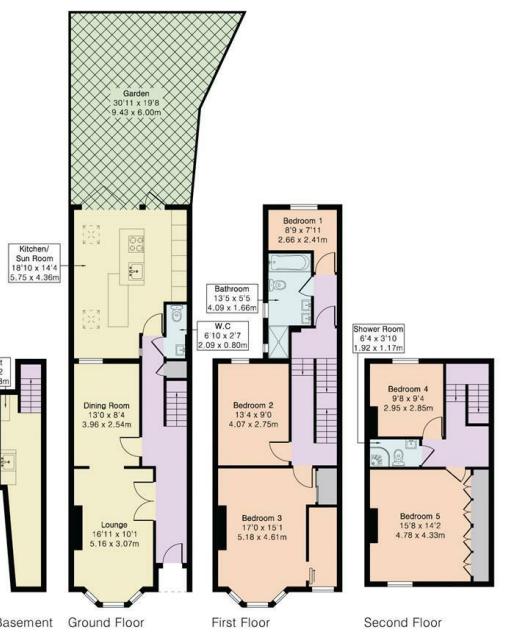


Approximate Gross Internal Area 1831 sq ft - 171 sq m

Basement Area 118 sq ft - 11 sq m
Ground Floor Area 685 sq ft - 64 sq m
First Floor Area 609 sq ft - 57 sq m
Second Floor Area 419 sq ft - 39 sq m



Council: Redbridge | Council Tax Band: F | Floor Area: 1831.00 sq ft

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	75	81



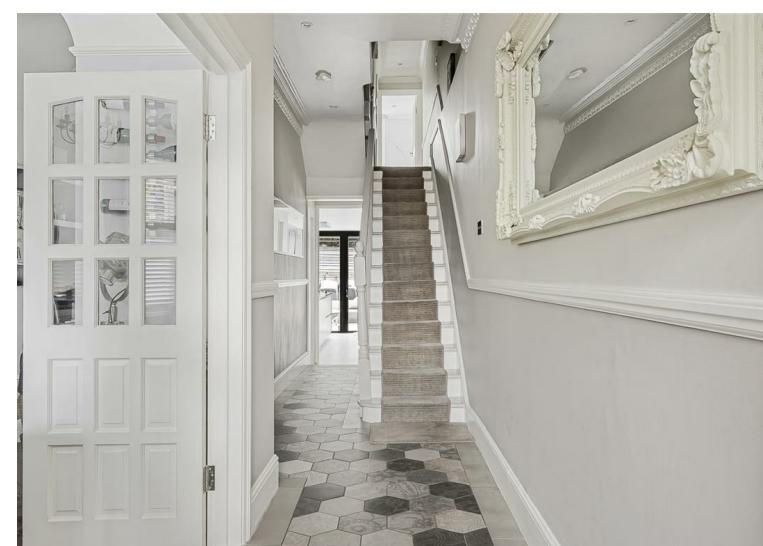
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.

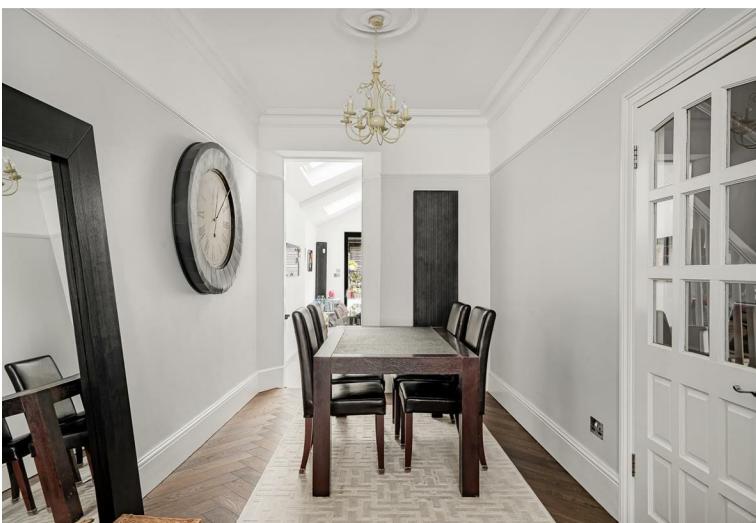
CHURCHILL
estates

Marlborough Road, South Woodford, E18 1AP
Guide Price £1,100,000 Freehold

Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 2



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



Impressive Five-Bedroom Period Family Home | Marlborough Road, South Woodford

Situated in a highly desirable location just moments from George Lane's vibrant selection of shops, cafés, bars and restaurants, this stunning five-bedroom period home offers a wonderful blend of original character and contemporary design. Arranged over four floors, the property combines elegant period features with modern luxury, including underfloor heating and a beautifully designed kitchen/family space.

The heart of the home is the bespoke kitchen, featuring a granite central island with breakfast bar, high-end integrated appliances, and bi-fold doors with electric internal blinds opening onto the sunny west-facing garden—perfectly landscaped for minimal maintenance and ideal for entertaining or relaxing.

The ground floor also benefits from a convenient cloakroom and access to a versatile basement/utility room, complete with additional sink and space for laundry appliances.

On the first floor, you'll find a spacious double bedroom with an en suite dressing area, two further bedrooms as well as a contemporary family bath/shower room, comprising of twin sinks with all Villeroy & Boch fixtures. The top floor offers two additional double bedrooms, both served by a luxury shower room.

Marlborough Road is ideally positioned just 0.1 miles from South Woodford Central Line station, providing an effortless commute to Canary Wharf, the City, and the West End.

An internal inspection is highly recommended to fully appreciate the quality and space on offer. The property also benefits from approved planning potential to create an additional bedroom by enhancing the rear roof space.

