



Approximate Gross Internal Area 1666 sq ft - 154 sq m
Ground Floor Area 1091 sq ft - 101 sq m
First Floor Area 575 sq ft - 53 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: F | Floor Area: 1732.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(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.



High View Road, South Woodford, E18 2HL
Guide Price £1,150,000 Freehold

Bedrooms: 3 | Reception Rooms: 4 | Bathrooms: 1



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



High View Road, South Woodford – For Sale with No Onward Chain
Ideally positioned within the prestigious FIRS Estate, this handsome 1930s semi-detached home enjoys an enviable location — unoverlooked to both front and rear — and is offered with no onward chain.

Churchill Estates are delighted to present this extended family home, full of character and potential. The property benefits from a ground floor extension and offers generous, well-balanced living space throughout.

- Features:
- Welcoming entrance hall
 - Spacious through lounge
 - Morning room leading to an expansive family kitchen/breakfast room with views over both the garden and Epping Forest
 - Three generously sized first-floor bedrooms
 - Family bathroom with both bath and shower facilities
 - Potential to extend to the side, rear and into the loft, in line with neighbouring properties (STPP)

Location:

Tucked away in a leafy, residential pocket of South Woodford, this home is just a short walk from George Lane, South Woodford Station (Central Line), and the open green spaces of Epping Forest. With a superb selection of highly rated local schools nearby, this is an ideal long-term home for families seeking space, community, and connectivity in one of East London's most desirable neighbourhoods.

