



TOTAL FLOOR AREA: 1259 sq.ft. (117.0 sq.m.) approx.  
 While every effort has been made to ensure the accuracy of the floor plan, the measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is provided as a guide only and should not be used for any other purpose. The intended use of the property must be in accordance with the relevant planning permission. The intended use of the property must be in accordance with the relevant planning permission. The intended use of the property must be in accordance with the relevant planning permission.

Council: Redbridge | Council Tax Band: E | Floor Area: 1259.00 sq ft

**CHURCHILL**  
estates

Wynndale Road, E18 1DY  
 Guide Price £800,000 Freehold

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

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			
<b>England &amp; Wales</b>		60	82
	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.



**CHURCHILL**  
estates

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



Launch Day Saturday 28th February By Appointment.

This Edwardian residence is situated on a peaceful street, mainly frequented by residents and their visitors. The South Woodford Central Line station is within a brief stroll, offering a picturesque commute near Elmhurst Gardens, one of the most charming parks in the area.

The location is perfect for exploring local shops on Maybank Road, and George Lane in South Woodford's central hub is abundant with restaurants, coffee shops, and bars-ideal for socializing with friends or family.

The house effortlessly blends modern upgrades with the expected charm of a period property. The inviting front room, ideal for relaxation, boasts a beautiful character fireplace. The generous rear reception room includes an adjoining kitchen, equipped with Miele Treble ovens, a five-ring hob, and an extractor. Additionally, a conservatory complete with under floor heating extends from the rear reception, offering an excellent space for larger gatherings. The property also features a ground-floor cloakroom, three genuine double bedrooms, and a family bathroom on the first floor.

Parking on the forecourt is made possible by a lowered kerb at the front, while the rear garden can be reached via an external communal alleyway, offering particular convenience for those keen on gardening. The rear garden promises to be a charming view throughout the seasons.

Schooling -Ideal location within the catchment area for outstanding schools.