

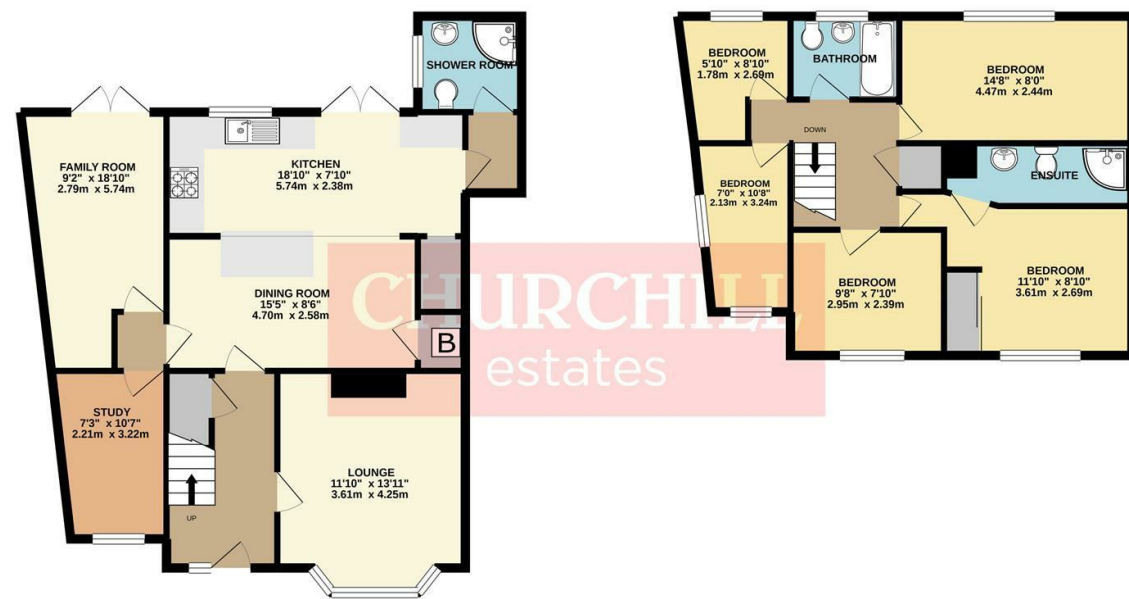


5 Bedroom End Of Terraced Home



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1324sq. ft. (123.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2021

Maybank Road, London, E18 1EL Offers In Excess Of £697,000 Freehold

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	

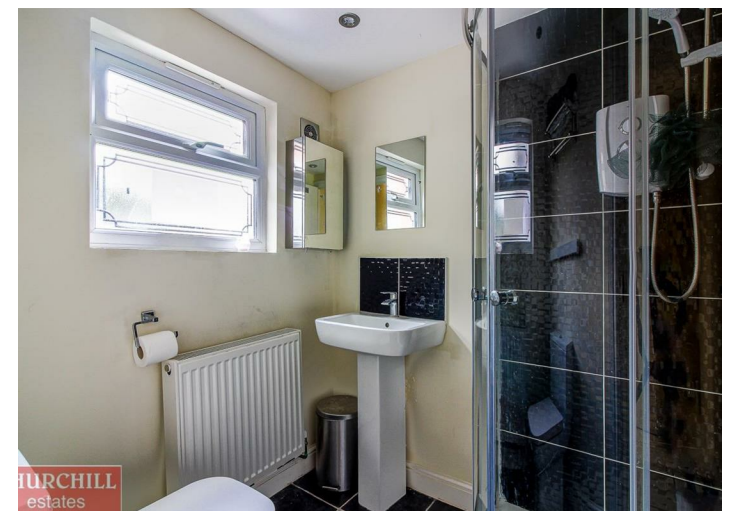
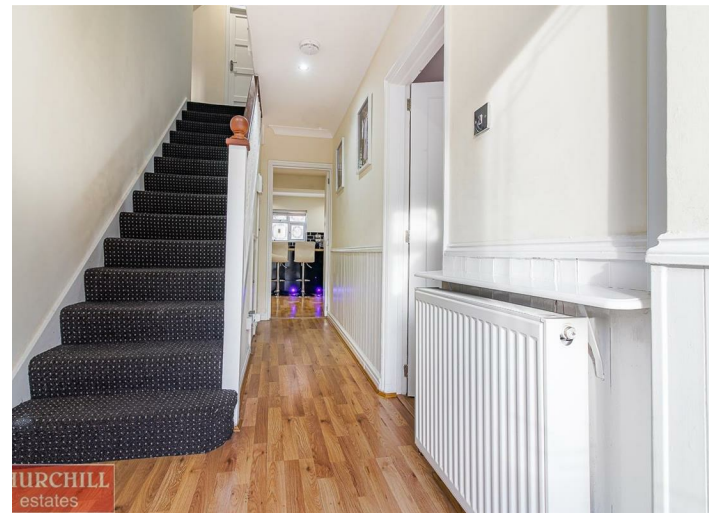


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
 References to the tenure of a property are based on information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



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

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



OPEN DAY SATURDAY 15th JANUARY BY APPOINTMENT ONLY.

This FIVE Bedroom end of terrace family home, has now been fully extended and enhanced to boast a fantastic family living space which is ideal for today's modern living.

The ground floor features a separate Reception, a great size fitted Kitchen/Breakfast Room, Family room and Study, as well as a useful ground floor Cloak/Shower room.

The first floor offers Five good size Bedrooms, a family Bathroom as well as an En-suite to the Master Bedroom. Externally there is a private rear Garden and off street parking to the front for a number of cars.

Maybank Road is a residential turning perfectly situated within walking distance to South Woodford tube station (Central Line) as well as George Lane's vast array of shops, bars and restaurants.

Churchfields primary school is close by, currently rated "Outstanding" by Ofsted.

A number of road links are close by including the A406, A12 and M11 as well as the open green spaces and scenery of Epping Forest.