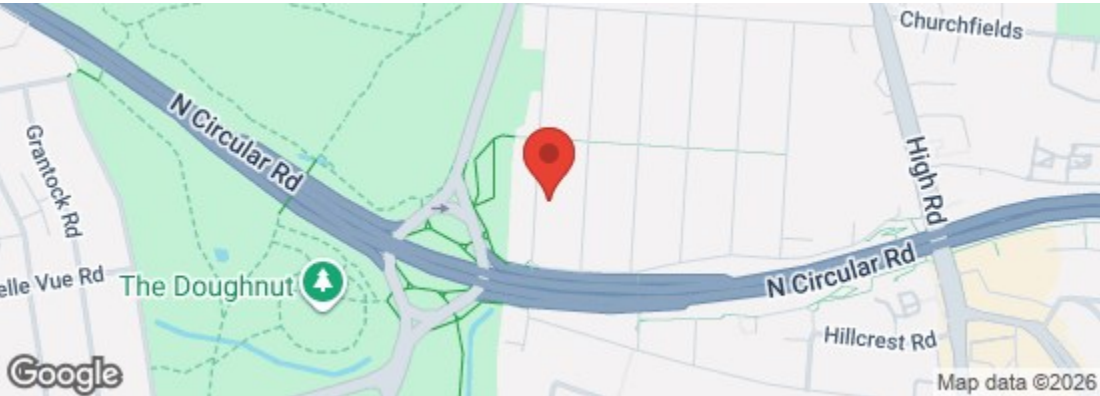


CHURCHILL
estates

Peel Road, London, E18 2LJ
Guide Price £600,000 Freehold

Bedrooms: 3 | Reception Rooms: null | Bathrooms: null

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.

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



GUIDE PRICE £600,000-£625,000

Churchill Estates are delighted to present this deceptively spacious three-bedroom mid-terrace family home, ideally located in the highly sought-after "Church End" Estate.

This contemporary property boasts a large reception room, an extended kitchen/diner, and three generously sized first-floor bedrooms along with a modern family bathroom suite.

Externally, the home offers a good-sized rear garden with a lawn, and the front garden provides the convenience of off-street parking.

Offered chain-free, this home is perfect for buyers seeking a smooth purchase process.

Located within walking distance of South Woodford Station, the property is ideally placed for access to George Lane's vibrant selection of shops, bars, restaurants, and major supermarkets including Sainsbury's, Waitrose, and Marks & Spencer.

Commuters will also benefit from easy access to the M11, M25, and A406, and families will appreciate the proximity to several highly regarded local schools (subject to catchment).

