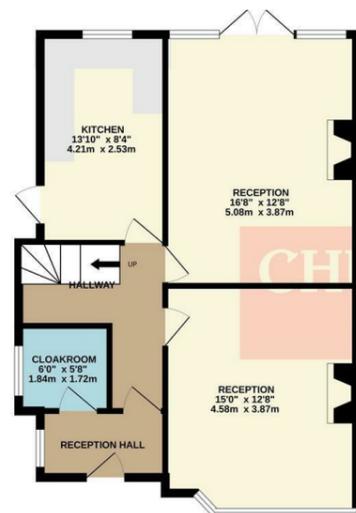
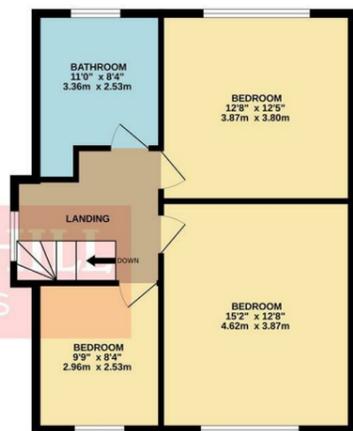




GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1410sq.ft. (131.0 sq.m.) approx.
While 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 Metropac ©2023

Council: Redbridge | Council Tax Band: G | Floor Area: 1410.00 sq ft

CHURCHILL
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Princes Avenue, Woodford Green, IG8 0LN

Guide Price £1,250,000 Freehold

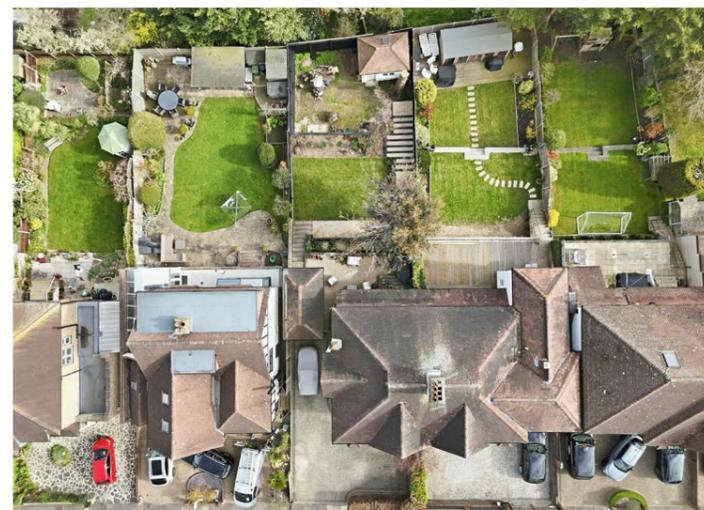
Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

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			
England & Wales		EU Directive 2002/91/EC	
		81	42



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



Situated within the highly sought-after Monkams Estate, this attractive three-bedroom Tudor-style semi-detached family home offers spacious and characterful accommodation throughout.

The property welcomes you with a generous original reception hall, leading to two well-proportioned principal reception rooms, ideal for both family living and entertaining. A bright kitchen/breakfast room provides a practical and sociable space, complemented by a convenient ground floor W.C.

Upstairs, the notably spacious landing offers excellent potential for loft conversion (subject to planning), creating an opportunity to further extend the living space. There are three good-sized bedrooms and a large family bath/shower room.

Externally, the rear garden features a patio area adjacent to the house with a charming fishpond, leading to an expansive lawn bordered by raised sleeper beds and shrubs. To the rear, a well-designed outbuilding-built in keeping with the main house-offers versatile use and potential for a home office or gym.

To the front, the property benefits from off-street parking for multiple vehicles and access to a side garage. The home also presents significant potential for extension to the side, rear, and loft (subject to the usual planning consents).

