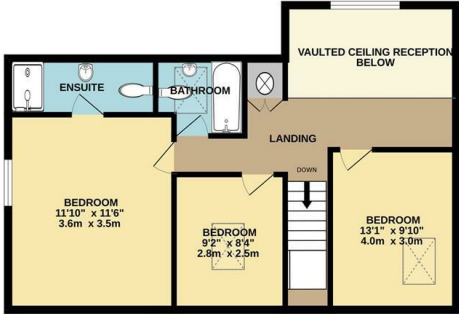
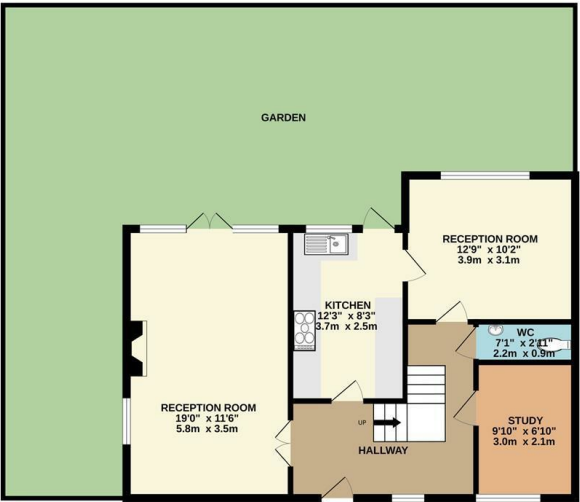





GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.

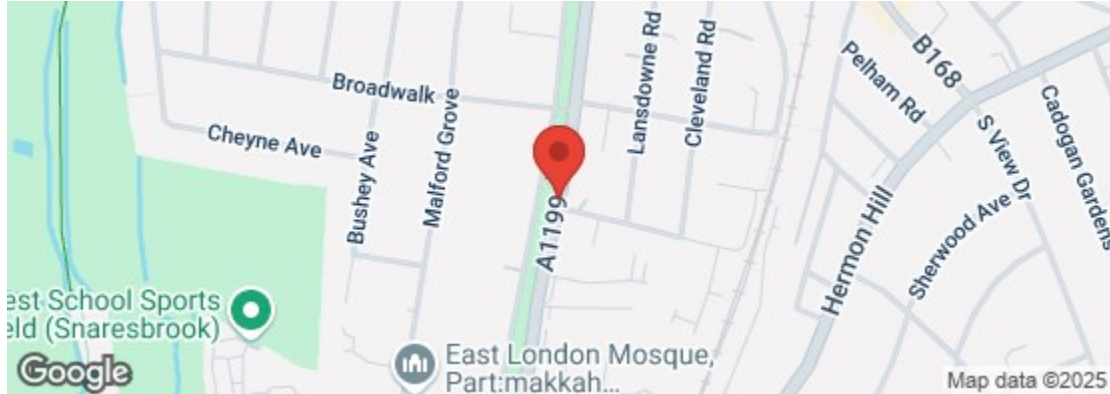
1ST FLOOR
619 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1152sq.ft. (107.0 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 ©2024

Council: Redbridge | Council Tax Band: G | Floor Area: 1152.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		64
(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.

CHURCHILL
estates



CHURCHILL
estates

Woodford Road, South Woodford, E18 2UB

Offers In Excess Of £900,000 Leasehold

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



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



OFFERS IN EXCESS OF £900,000

Set within this prestigious and historic gated development within Snaresbrook's conservation area, approached from an impressive private drive. This most charming converted Coach house features well appointed accommodation throughout comprising two receptions, fitted kitchen, Fitted study, ground floor W.c, Three first floor Bedrooms, Two Bathrooms and a feature Mezzanine landing overlooking both the Dining room and Private and well established Rear Garden. Further benefits include a garage with allocated parking plus visitor parking, C.C.T.V and access to the quintessential English landscaped communal gardens with far reaching South facing views over Snaresbrook court and lake.

Council Tax Band: G

EPC:

Leasehold

Number of years remaining: 961 years

Ground Rent: TBC

Service charge: TBC