



Woodleigh, Churchfields, South Woodford, E18 2RF

£350,000 Leasehold

This superb ground floor Split level flat situated in the Churchfields area close to local shopping facilities, restaurants and very popular schooling, South Woodford Station, on the Central Line is a short walk away, with bus routes and road links to the A406 (North Circular), M11 and M25.

The accommodation has recently undergone a complete refurbishment including structural improvements and offers the prospective buyer a lovely modern fitted kitchen with appliances, good size lounge/diner with direct access to a secluded private patio area and well kept communal gardens. Two good size bedrooms and bathroom on the first floor.

With laminate flooring to hall and lounge and newly fitted carpet to stairs, first floor landing area and bedrooms. Double glazing, GARAGE-EN-BLOC and NO ONWARD CHAIN. We really do recommend this property for its location and many benefits that it has to offer.

To arrange a viewing appointment telephone 020 8530 4646.

Hallway

5'9" x 3'6" (1.76 x 1.07)

Kitchen

12'10" x 5'10" (3.93 x 1.79)

Lounge/Diner

19'1" x 10'10" (5.83 x 3.32)

First Floor Landing Area

6'10" x 5'6" (2.10 x 1.70)

Bedroom One

16'1" x 9'11" (4.92 x 3.04)

Bedroom Two

13'1" x 6'10" (4.00 x 2.10)

Bathroom

7'11" x 5'4" (2.43 x 1.63)

Exterior

Private secluded patio area and well kept communal gardens.

Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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