



**Oakdale Road, South Woodford, E18 1JX**

**£585,000 Freehold**

**SUPERB LOCATION FOR ALL MAJOR AMENITIES!** Situated within a few minutes walk of George Lane, South Woodford Station and Oakdale Primary/Junior schools and within a few minutes drive to the M11 and A406. The property offers **THREE BEDROOMS** and family bathroom on the first floor and lounge, kitchen/breakfast room with integrated appliances and sun-room on the ground floor. Benefits include gas central heating, double glazing, South facing rear garden approx 70ft and **NO ONWARD CHAIN**. To arrange a viewing call 020 8530 4646.





## Reception Hallway

Laminate flooring, stairs to first floor accommodation, understairs cupboard, further storage cupboard with plumbing for washing machine, school radiator and doors to:-

## Lounge

16'5" x 10'5" (5.029 x 3.178)

Double glazed window to front aspect, fitted carpet and radiator. Open archway through to:-

## Kitchen/Diner

16'9" x 8'1" (5.109 x 2.474)

Extensive range of modern high gloss base and eye level units, ample worksurface area incorporating stainless steel single drainer sink unit with mixer tap, gas hob with oven beneath and extractor hood above, brick tiled surround, integrated fridge, freezer and dishwasher. Laminate flooring and double glazed window to rear aspect. Dining area:- door to:-

## Sun-Room

9'2" x 7'11" (2.819 x 2.416)

Door to garden.

## First Floor Landing Area

Fitted carpet, access to loft and doors to:-

## Bedroom One

12'7" x 9'7" (3.842 x 2.932)

Double glazed window to rear aspect, fitted carpet, built-in cupboard and radiator.

## Bedroom Two

10'5" x 7'4" (3.189 x 2.252)

Double glazed window to front aspect, fitted carpet and radiator.

## Bedroom Three

9'0" x 7'2" (2.746 x 2.198)

Double glazed window to front aspect, fitted carpet and radiator.

## Bathroom

6'10" x 5'5" (2.098 x 1.671)

White suite comprising bath with screen and wall mounted shower, pedestal wash hand basin, low level w.c., tiled walls and floor, radiator and double glazed obscure window to rear aspect.

## Rear Garden

70 in excess of (21.34m in excess of)

Paved patio area, lawn area with shrubs and trees, large brick storage shed and shared tunnel side access.

## 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.



