



Daisy Road South Woodford, E18 1EA

£820,000 Freehold

GREAT LOCATION WITH SUPERB POTENTIAL FOR EXTENDING!! ONE MINUTE WALK TO CENTRAL LINE STATION. THREE BEDROOM semi detached period property conveniently located for George Lane shops, restaurants, coffee shops and bars.

The property is also within a short drive to the A406 north circular Road and M11 motorway. The accommodation comprises large through lounge/diner, fitted kitchen, utility room and cloaks/shower room on the ground floor with 3 bedrooms and a family bathroom on the first floor. Benefits include gas central heating, double glazing and a large rear garden with sideways access to front. VIEWINGS CAN BE ARRANGED FOR THIS WEEKEND. PLEASE CALL US ON 02088 8530 4646 TO BOOK YOUR APPOINTMENT

Reception Hallway

Lounge Area (through lounge)

13'8" x 12'5" into recess (4.185 x 3.807 into recess)

Dining Area

10'11" x 10'7" into recess (3.341 x 3.245 into recess)

r.

Kitchen

12'5" x 9'4" < 11'1" (3.78m x 2.84m < 3.38m)

Utility Room

10'5" x 6'10" (3.2 x 2.1)

Ground Floor Cloak/Shower Room

First Floor Landing Area

Bedroom One

16'2" x 8'4" (4.951 x 2.560)

Bedroom Two

10'9" x 7'8" (3.292 x 2.349)

Bedroom Three

12'5" x 9'2" (3.796 x 2.817)

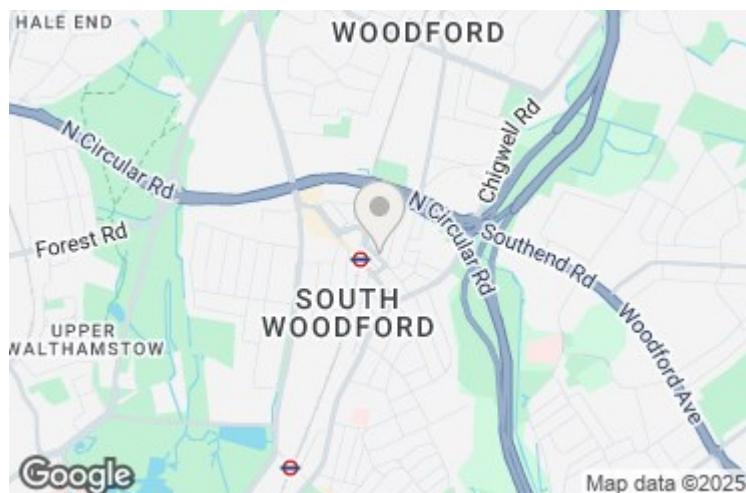
Bathroom

10'9" x 6'8" (3.291 x 2.055)

Rear Garden

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.



GROUND FLOOR



1ST FLOOR



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.
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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		
	56	78
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	