PeterAndrews
Residential Sales & Lettings

114 George Lane, South Woodford, London, E18 1AD
T: 020 8530 4646 **E:** sales@peterandrews.net **W:** www.peterandrews.net



Mulberry Way, South Woodford, E18 1ED

Offers In Excess Of £700,000 Freehold

SUPERB LOCATION. THREE BEDROOM END TERRACE VICTORIAN HOME WITHIN A FEW MINUTES WALK OF SOUTH WOODFORD CENTRAL LINE STATION WITH NO ONWARD CHAIN.

This charming house is offered for sale due to the owners emigrating. The property offers three well-proportioned bedrooms and family bathroom including separate shower on the first floor and great potential for further expansion into the large loft area which could potentially give 4/5 bedrooms and 2nd bathroom overall (subject to planning).
On the ground floor there is a good size through lounge/diner, large kitchen breakfast room and cellar providing storage space.
The house benefits from double glazing throughout, a new gas boiler complete with a ten-year guarantee alongside a new roof, providing peace of mind for future maintenance.
The delightful rear garden provides mature trees/shrubs, raised beds, timber storage shed, rear seating area, good size workshop/office to rear with power & light, outdoor taps and w.c.
A short walk from the property will find you in South Woodford's high street with it's variety of local shops, restaurants, bars, coffee houses, cinema and supermarkets. The property is also very convenient for Oakdale infants and junior schools or Jump in the car and you are within two minutes drive to major transport links, including the M11 and A406.

Call or Email for a viewing appointment today. 020 8530 4646

Reception Hallway
20'9" x 4'9" (6.35 x 1.47)

Reception (front aspect)
11'6" x 10'11" (3.53 x 3.34)

Dining Area (rear aspect)
10'9" x 9'8" (3.30 x 2.95)

Kitchen/Breakfast Room
21'0" x 9'4" (6.41 x 2.85)

First Floor Landing Area
6'10" x 5'0" (2.10 x 1.53)

Bedroom One
13'1" x 11'4" (4.00 x 3.47)

Bedroom Two
9'10" x 9'2" (3.00 x 2.81)

Bedroom Three
9'3" x 8'7" (2.84 x 2.62)

Bath/Shower Room
9'8" x 5'10" (2.96 x 1.80)

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.









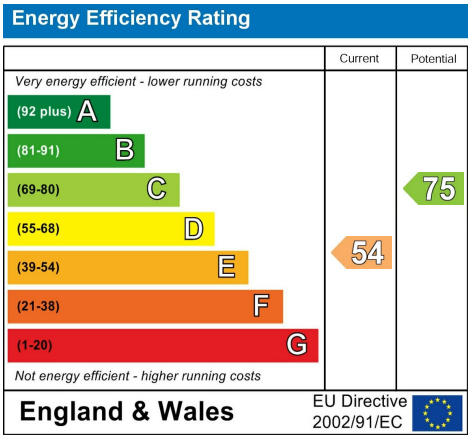


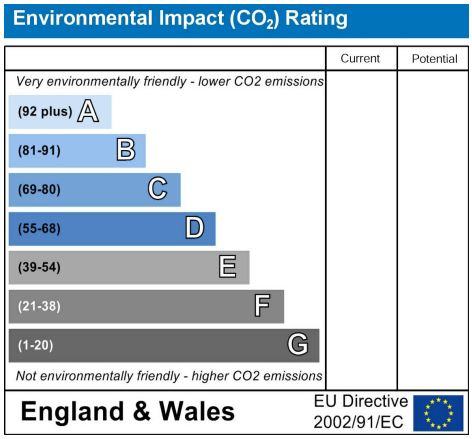









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
54
75
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


Hallway
20'10" x 4'10"
6.35 x 1.47 m
Kitchen
21'0" x 9'4"
6.41 x 2.85 m
Living Room
10'11" x 11'7"
3.34 x 3.53 m
Living Room
10'9" x 9'8"
3.30 x 2.95 m
Ground Floor
Landing
2'10" x 4'10"
0.88 x 1.49 m
Landing
6'10" x 5'0"
2.10 x 1.53 m
Bathroom
9'8" x 5'10"
2.96 x 1.80 m
Bedroom
8'7" x 9'3"
2.62 x 2.84 m
Bedroom
11'4" x 13'1"
3.47 x 4.00 m
Bedroom
9'2" x 9'10"
2.81 x 3.00 m
S W E N
Floor 1
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Approximate total area(1)
1044 ft²
97 m²
Reduced headroom
12 ft²
1.1 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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