



Rectory Court, High Road, South Woodford, E18 2PE

£350,000 Leasehold

UNEXPECTEDLY BACK ON THE MARKET! NO ONWARD CHAIN! - Two double bedrooms, bathroom and en-suite shower room. Good size lounge/diner with Juliette balcony. Spacious top floor apartment situated in a popular security gated development off the High Road in South Woodford. Gas central heating and double glazing. The flat is within walking distance of George Lane and South Woodford station and within close proximity to M11 and A406 links. N.B. White goods, sofa and beds are included in sale. To arrange a viewing call us on 020 8530 4646.



Entrance

Communal entrance via security entryphone system. Inner communal hallway with stairs to all floors.

Reception Hallway

9'11" x 6'7" (3.032 x 2.012)

Fitted carpet, radiator, airing cupboard housing water tank, additional storage cupboard, power points and loft access. Doors to:-

Lounge/Diner

17'0" into doorway x 15'1" (5.197 into doorway x 4.614)

Double glazed doors opening to Juliet balcony, side windows and additional double glazed window. Fitted carpet, power points, two radiators, wall mounted security phone handset. Open walkway through to:-

Kitchen

9'9" x 5'9" (2.996 x 1.759)

Range of base and eye level units, work surface area incorporating stainless steel single drainer sink unit with mixer tap, electric hob with Neff oven and extractor hood. Tiled splashback, cupboard housing boiler, space for fridge/freezer and washing machine. Tiled floor.

Bedroom One

12'0" x 10'6" (3.672 x 3.213)

Double glazed window to front aspect, radiator, fitted carpet, power points and fitted wardrobes to one wall. Door to:-

En-Suite Shower Room

7'9" x 5'0" (2.376 x 1.531)

Fully tiled, enclosed shower cubicle, pedestal wash hand basin, w.c. and radiator.

Bedroom Two

9'10" x 7'4" (3.00 x 2.251)

Double glazed window to front aspect, built-in wardrobe, fitted carpet, power points and radiator.

Bathroom

6'11" x 5'9" (2.121 x 1.776)

Bath with mixer tap and shower handset, tiled surround, w.c., pedestal wash hand basin, extractor fan and radiator.

Exterior

Communal grounds and parking.

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/fitings etc., are included.



