



Grove Hill, South Woodford, E18 2JB

£975,000 Freehold

GREAT LOCATION!!! This superb semi detached **THREE** bedroom Victorian house situated within comfortable walking distance of South Woodford central line station, local shops and restaurants including Waitrose, Sainsburys, Marks & Spencer supermarkets and local cinema. The property also lies within the vicinity of popular schools, bus routes and the A406, M25 & M11 road links. The accommodation comprises two large reception rooms, fully fitted kitchen, breakfast room, lean-to/utility, first floor family bathroom/W.C and en-suite shower room to master bedroom. This delightful family home has been well maintained throughout and also features a lovely secluded rear garden with an abundance of shrubs and trees. This property comes highly recommended. Telephone 020 8530 4646 to arrange an appointment.



Entrance lobby

3'10" x 2'10" (1.193 x 0.888)

Double doors opening to:-

Open plan lounge

16'6" x 16'8" (5.042 x 5.081)

Sash bay window to front aspect, fitted carpet, coving to ceiling, centre ceiling rose with light fitting, feature fireplace with gas coal effect fire, high skirtings and radiator with decorative cover.

Hallway with stairs open to lounge

12'5" x 5'10" (3.793 x 1.793)

Fitted carpet, radiator with decorative cover, door to:-

Breakfast Room

10'4" x 11'3" (3.150 x 3.453)

Sash window, fitted carpet, radiator with decorative cover and door to:-

Kitchen

11'8" x 9'1" (3.561 x 2.788)

Range of base and eye level units, work surface area incorporating 4 ring gas hob with extractor hood above, stainless steel single drainer sink with mixer tap, space for slim line dishwasher, oven and microwave in housing unit, ceiling spotlights, window and door to lean-to. Further door to:-

Dining Room

16'0" x 11'5" (4.898 x 3.495)

Sash bay windows and door to garden, wood panelling to walls, feature fireplace, radiator, fitted carpet, ornate coving to ceiling with centre ceiling rose.

Utility/Lean to

24'0" x 6'10" (7.339 x 2.102)

Door to garden and further door to side way. Exposed brick walls, plumbing for washing machine and space for tumble dryer.

Landing

Fitted carpet, doors to:-

Bedroom One

16'7" x 13'11" (5.066 x 4.256)

Sash bay window plus additional window to front aspect, fitted carpet, picture rail, radiator and door to:-

en suite shower room

7'1" x 4'2" (2.182 x 1.295)

Sash window, pedestal wash hand basin, w.c., radiator and shower cubicle.

Bedroom Two

12'8" x 9'8" (3.874 x 2.949)

Sash window, fitted carpet, radiator and fitted wardrobes to one wall.

Bedroom Three

8'6" x 8'4" (2.597 x 2.561)

Sash window, fitted carpet and radiator.

Family Bathroom

10'3" x 9'3" (3.140 x 2.824)

Panel bath with tile surround, pedestal wash hand basin, w.c. exposed floorboards, radiator and obscure sash window.

Second floor loft storage /office

15'10" x 13'9" (4.842 x 4.204)

Double glazed window, fitted carpet and eaves storage.

Rear Garden

Secluded mature garden, paved patio area, lawn area with an abundance of trees and shrubs.

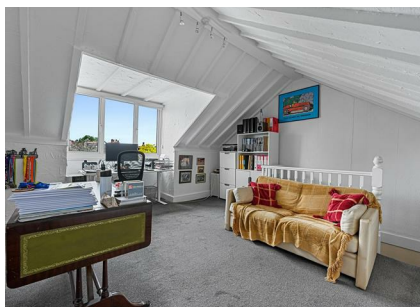
Front Aspect

Boundary brick wall with entrance gate. Paved area with shrubs.

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		
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		
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