



## **Cadogan Gardens, South Woodford, E18 1LU**

**£799,995 Freehold**

Situated in the desirable Cadogan Gardens area of the Nightingale Estate, this well-presented semi-detached house offers a comfortable and convenient family home with excellent potential for further improvement.

The property comprises three well-proportioned bedrooms, two reception rooms, a fitted kitchen, utility room and a delightful sun room overlooking the mature rear garden. A family bathroom is located on the first floor.

The property also offers scope for extension, subject to obtaining the necessary planning permissions, providing an excellent opportunity for buyers looking to add further space and value.

Further benefits include double glazing and gas central heating. To the front, there is off-road parking for two vehicles, together with access to an attached garage. The good-sized mature rear garden provides an attractive outdoor space for relaxation and entertaining.

The location is particularly convenient, with George Lane's popular selection of shops, restaurants, bars and other amenities just a short stroll away. Excellent transport links are also close by, with easy access to the A406 and M11, making commuting and travel straightforward.

Families will also appreciate the property's proximity to Nightingale School, which is within walking distance.

This attractive semi-detached home represents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after residential area, while offering considerable potential for future extension and improvement.

Telephone or email to arrange a viewing appointment.

## Reception Hallway

5'2" x 15'0" (1.60 x 4.59)

## Living Room

11'9" x 14'0" (3.60 x 4.27)

## Dining Room

9'8" x 12'5" (2.97 x 3.79)

## Kitchen

7'1" x 9'3" (2.18 x 2.84)

## Utility Room

7'4" x 12'6" (2.26 x 3.82)

## Sun Room

14'9" x 5'3" (4.51 x 1.62)

## FIRST FLOOR LANDING AREA

2'11" x 8'2" (0.89 x 2.50)

## Bedroom

9'8" x 14'1" (2.95 x 4.31)

## Bedroom

9'0" x 12'5" (2.76 x 3.81)

## Bedroom

6'7" x 9'1" (2.01 x 2.78)

## Bathroom

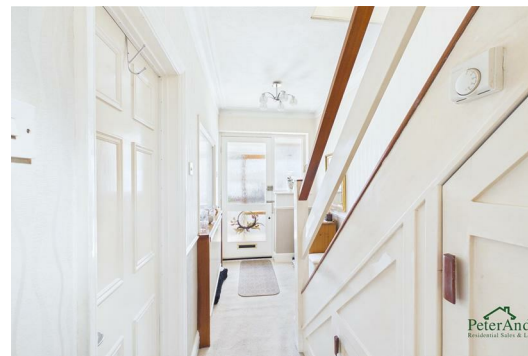
5'6" x 6'8" (1.70 x 2.05)

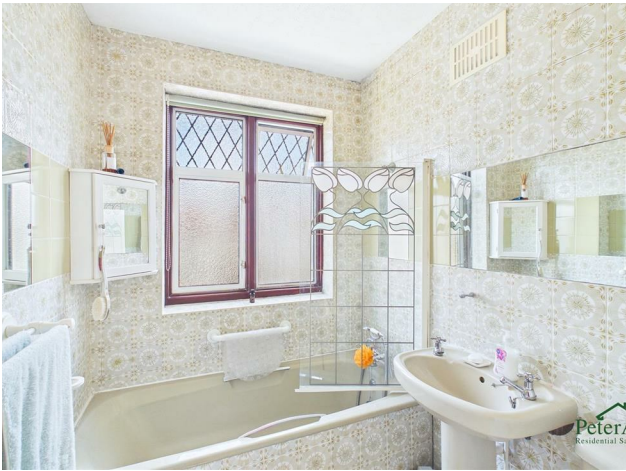
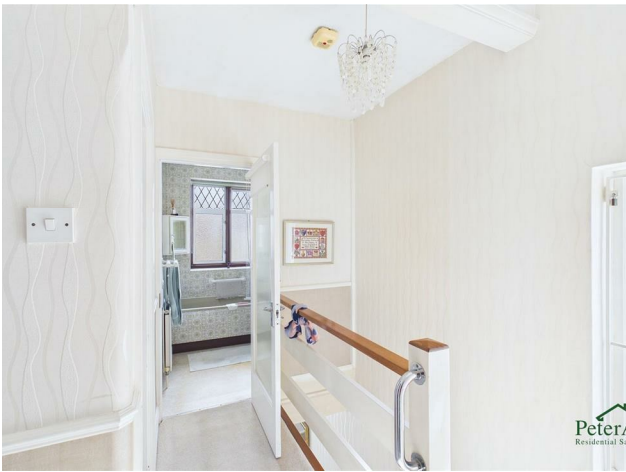
## Garage

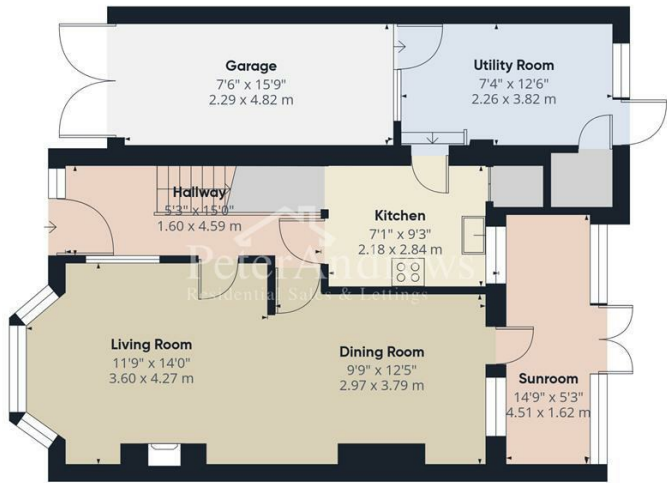
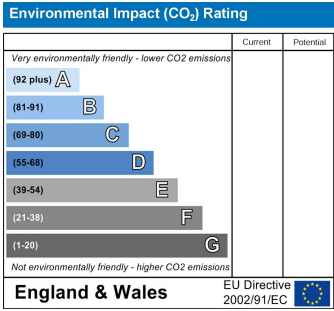
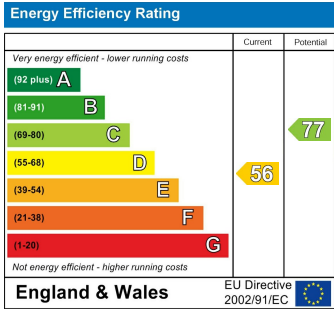
7'6" x 15'9" (2.29 x 4.82)

## Disclaimer

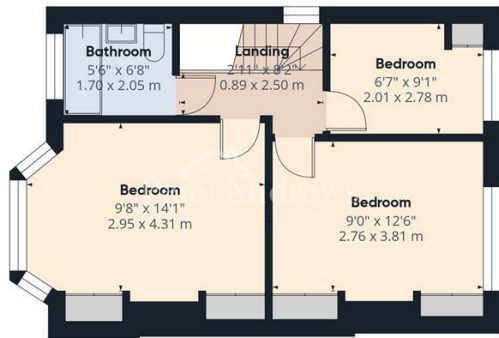
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Ground Floor



Floor 1



**PeterAndrews**  
Residential Sales & Lettings

**Approximate total area<sup>(1)</sup>**  
1152 ft<sup>2</sup>  
107 m<sup>2</sup>

(1) Excluding balconies and terraces

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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