

CHURCHILL
estates

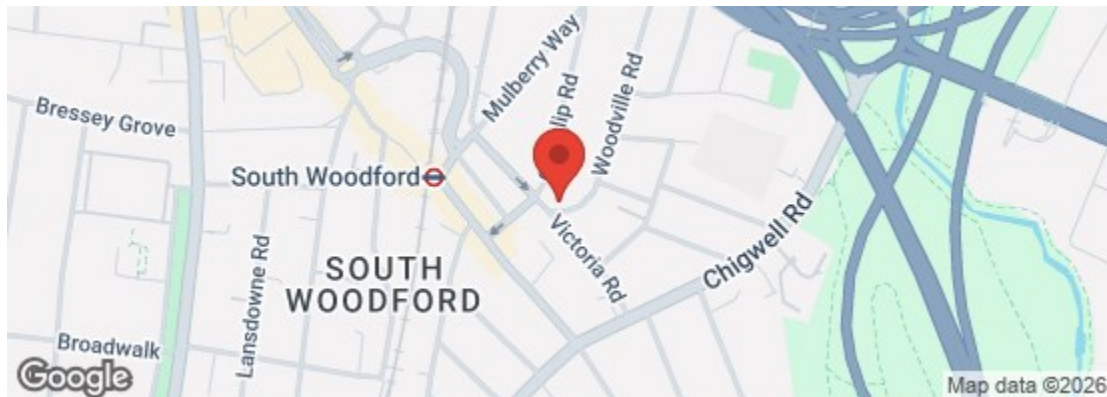
Council: Redbridge | Council Tax Band: D | Floor Area: 936.47 sq ft

Victoria Road, London, E18 1LJ

Price Guide £750,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

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		57	79
	EU Directive 2002/91/EC		



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Request a Viewing: **0208 530 3333** Email: southwoodford@wearechurchills.co.uk



Churchill Estates are delighted to present this stunning extended period three-bedroom end-of-terrace home, ideally located within easy walking distance of South Woodford Underground Station and a wide range of local amenities.

Beautifully presented throughout, the property offers spacious and well-proportioned accommodation, including a generous through lounge and a newly fitted extended kitchen/dining room with double doors opening onto a well-maintained rear garden measuring approximately 50 feet in length.

To the first floor, there are three good-sized bedrooms and a stylish contemporary family bathroom. The property also offers potential subject to the usual consents for rear, side return and loft enhancement.

The property is perfectly positioned to enjoy all that South Woodford has to offer, with the shops, cafés, bars and restaurants of George Lane close by, as well as excellent local supermarkets including Sainsbury's, Waitrose and Marks & Spencer. South Woodford Underground Station is just a short walk away, providing convenient access into Central London.

The home also benefits from excellent road links via the M11, M25 and A406, and is within walking distance of several highly regarded local schools, including Oakdale Primary School, which is just moments away. offers potential subject to the usual consents for rear, side return and loft enhancements.

The current vendors have found a chain-free property, helping to facilitate a smoother onward move.

