

Approximate Gross Internal Area 1048 sq ft - 97 sq m  
(Excluding Garage)

Ground Floor Area 618 sq ft - 57 sq m

First Floor Area 430 sq ft - 40 sq m

Garage Area 131 sq ft - 12 sq m



Ground Floor

First Floor

Council: Redbridge | Council Tax Band: D | Floor Area: 1048.00 sq ft



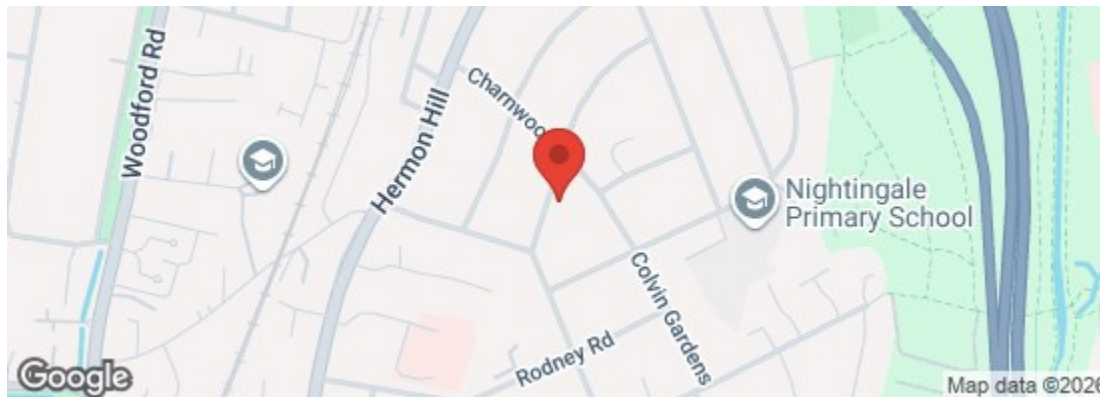
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Broxbourne Avenue, South Woodford, E18 1QG  
£799,995 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



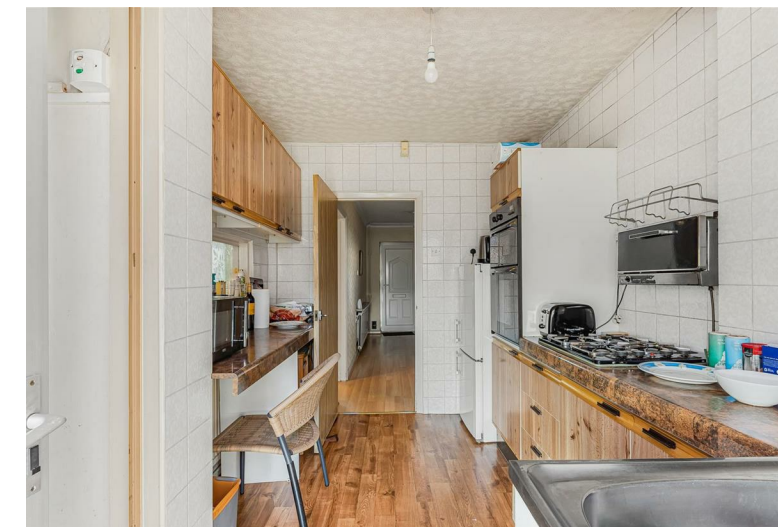
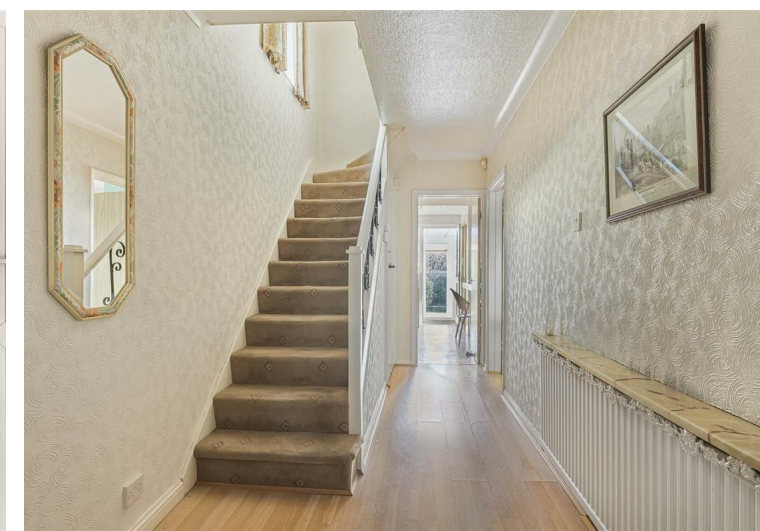
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 87        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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](mailto:southwoodford@wearechurchills.co.uk)



Located within the highly sought-after Nightingale Estate, Churchill's are delighted to present this three-bedroom end of terrace home, situated in a rarely available turning on the borders of South Woodford and Wanstead. The property is within walking distance of both George Lane and The High Street, offering an excellent selection of amenities including gastro pubs, restaurants, cafés, and three Central Line stations.

This home presents a fantastic opportunity for enhancement, with potential to extend to the side, rear, and loft (STPP). It is also ideally positioned for the renowned Nightingale Primary School.

Offered to the market chain free, this property represents an excellent opportunity, and early viewing is strongly advised.

