



Total area: approx. 78.1 sq. metres (840.9 sq. feet)  
 This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.  
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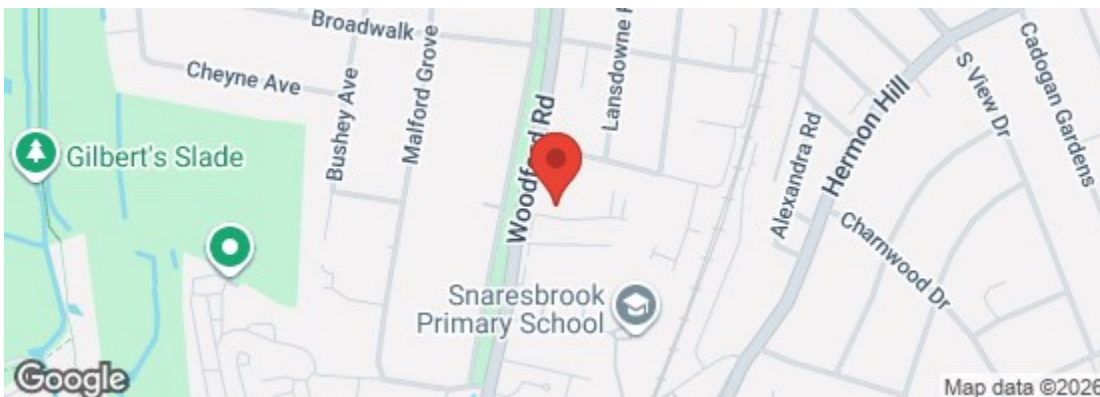
Council: Redbridge | Council Tax Band: D | Floor Area: 840.90 sq ft

**CHURCHILL**  
estates

Beechwood Park, South Woodford, E18 2EH  
 Guide Price £550,000 Leasehold

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		67	78

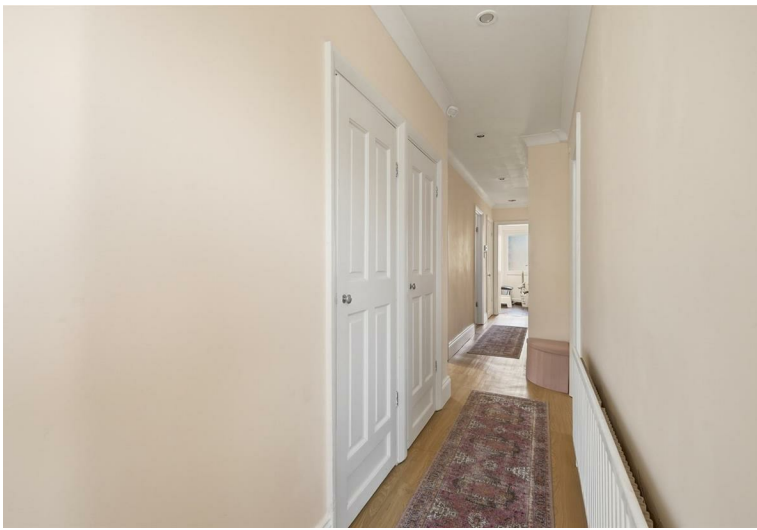


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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



LAUNCH DAY SATURDAY 11th JULY BY APPOINTMENT

This beautifully presented property immediately impresses with off-street parking and a private front garden—perfect for alfresco dining, entertaining guests, or creating a safe and enjoyable play area for children. Mature laurel bushes enhance the setting, offering both privacy and a lush, green outlook.

Step inside to a welcoming and spacious hallway that sets the tone for the rest of the home. To the left, Bedroom Two features charming exposed floorboards and elegant plantation shutters, creating a warm and stylish retreat. The Master bedroom, positioned to the right is a particularly spacious room and also benefits from matching shutters, adding a cohesive and refined feel. Bedroom Three offers excellent versatility, comfortably accommodating a single bed along with additional furnishings—ideal as a guest room, nursery, or home office.

The contemporary bathroom is fully tiled and includes a heated towel radiator, combining sleek design with everyday comfort.

At the heart of the home, the generous reception room provides an inviting space for both relaxation and dining. Double French-style doors open onto a private courtyard, seamlessly extending the living area outdoors—perfect for entertaining or unwinding in a tranquil setting.

A true highlight is the modern Wren kitchen, thoughtfully refitted with a sleek, contemporary finish. It offers ample storage, space for appliances, and direct access to the private rear garden, making it both practical and stylish. The property also benefits from convenient side access.

Situated on the highly sought-after residential street of Beechwood Park, this property enjoys a prime location within easy reach of the vibrant amenities of both South Woodford and Wanstead. Residents benefit from an excellent selection of supermarkets, boutique shops, restaurants, bars, cafés, a cinema, post office, and library.

For commuters, the property is ideally positioned, with South Woodford Central Line Station just a short walk away, while Snarebrook and Wanstead stations are also conveniently accessible, providing excellent transport links into Central London and beyond.

Families will appreciate the area's strong educational offering, with a number of well-regarded schools located nearby including Snarebrook Primary.

Offering a superb blend of comfort, style, and location, this property presents an outstanding opportunity for discerning buyers seeking a home that truly delivers on lifestyle and convenience.

