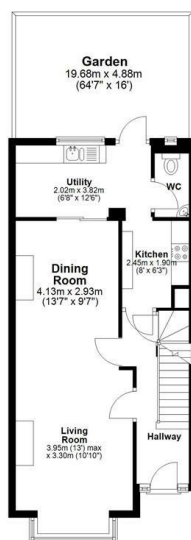
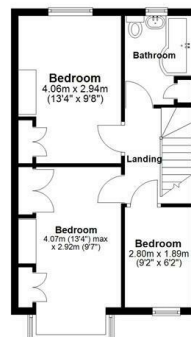


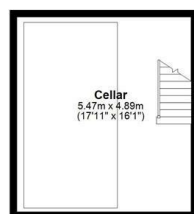
Ground Floor
Approx. 49.4 sq. metres (532.0 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.0 sq. feet)



Basement
Approx. 26.7 sq. metres (287.9 sq. feet)



Total area: approx. 117.2 sq. metres (1261.9 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.

© @modeshotok | www.modeshotok.co.uk
Plan produced using PlanUp...

Pulteney Road

Council: Redbridge | Council Tax Band: D | Floor Area: 1261.90 sq ft

CHURCHILL
estates

Pulteney Road, South Woodford, E18 1PS

Guide Price £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		65	77
(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.

CHURCHILL
estates



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



Guide Price: £750,000 – £775,000

Characterful Three-Bedroom End of Terrace Home | Prime South Woodford Location | No Onward Chain

Situated in a highly sought-after location just moments from George Lane's vibrant shops, cafes, and South Woodford Central Line Station, this charming turn-of-the-century end of terrace home is offered with no onward chain.

Presented by Churchill Estates, the property offers fantastic potential for rear and loft extensions (STPP), making it an ideal opportunity for buyers looking to add value and create their perfect family home.

Key Features:

- Three Bedrooms
- Through Lounge/Dining Room
- Fitted Kitchen with Adjoining Utility Area
- Ground Floor W.C.
- Upstairs Family Bathroom/W.C.
- West-Facing Rear Garden Approx. 65ft
- Excellent Scope to Extend (STPP)
- Highly Convenient Location
- No Onward Chain

The home retains period character and is well laid out with an entrance hallway leading to a spacious thru lounge, perfect for family living and entertaining. A bright kitchen connects to a practical utility space, downstairs cloakroom and a useful Cellar.

Upstairs, you'll find three bedrooms and a well-appointed family bathroom. Externally, the generous west-facing garden offers an excellent space for outdoor living and future extensions. Early viewing is highly recommended – contact us today to book your appointment for Launch Day on Saturday 19th July.

