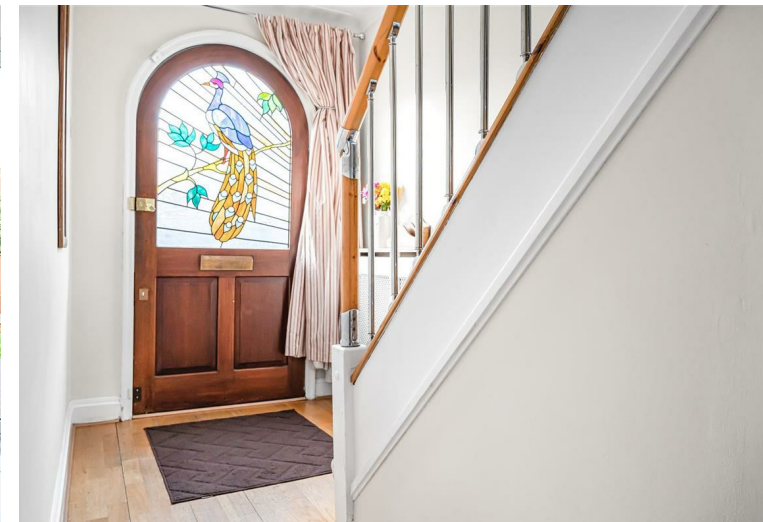




Approximate Gross Internal Area 999 sq ft - 92 sq m  
 Ground Floor Area 597 sq ft - 55 sq m  
 First Floor Area 402 sq ft - 37 sq m



**CHURCHILL**  
 estates

St. Albans Road, Woodford Green, IG8 9EQ  
 Price Guide £750,000 Freehold

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

Council: Redbridge | Council Tax Band: D | Floor Area: 1087.16 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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)



GUIDE PRICE £750,000-£775,000

Churchills are pleased to offer for sale this attractive 1930s semi-detached family home situated on a desirable road in Woodford Green. The property offers a large living space, extended kitchen and utility room with high ceilings throughout. Outside, the rear garden extends approximately 33'10 x 23'4 and includes a decked area, lawn and a useful garden shed. The property offers parking to the front for two cars and side access.

The location of the property is less than a mile from South Woodford station, providing easy access to Stratford, Canary Wharf, the city and the West End. A selection of shops are within walking distance, including Waitrose, Sainsbury's and Marks and Spencer. Both state and private education are very well catered for. The property is within catchment of Churchfields infants and junior schools and Woodbridge High School, all of which have recently been graded outstanding by OFSTED. Woodford County High School, St Aubyn's Preparatory School, Bancroft's School and Forest School are also all in easy reach.

