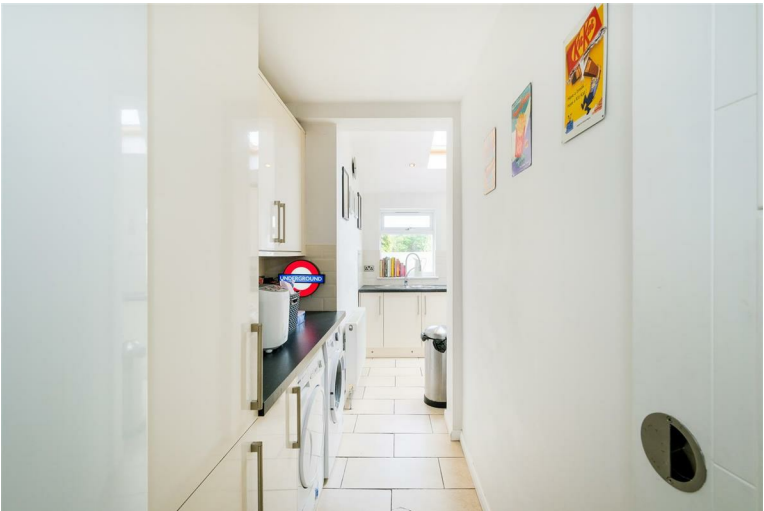




CHURCHILL
estates

Wansford Road, Woodford Green, IG8 7AD
Offers In Excess Of £575,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | 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	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**



Offers In Excess Of £575,000

The vendor has already agreed an onward purchase (subject to contract). This three-bedroom extended end-of-terrace house with off-street parking is ideally located close to Woodford Green Underground Station. The property offers a bright and spacious feel throughout and benefits from a good-sized rear garden with a large patio area, perfect for entertaining.

Internally, the home comprises two reception rooms and a large kitchen/diner, providing excellent family living space. Externally, the property further benefits from off-street parking to the front.

The property is conveniently situated close to Woodford's excellent amenities, including shops, schools, and local restaurants, as well as South Woodford and Woodford Underground stations. There is also easy access to the M11 and A406, making it ideal for commuters.

