

Total area: approx. 76.2 sq. metres (820.4 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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Plan produced using PlanUp.



Eagle Terrace

Council: Redbridge | Council Tax Band: D | Floor Area: 820.00 sq ft



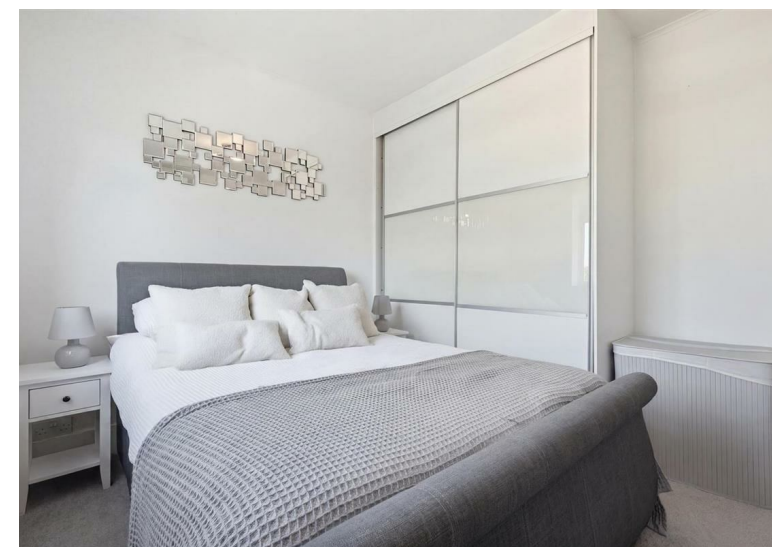
Eagle Terrace, Woodford Green, IG8 9AT  
Guide Price £550,000 Freehold

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

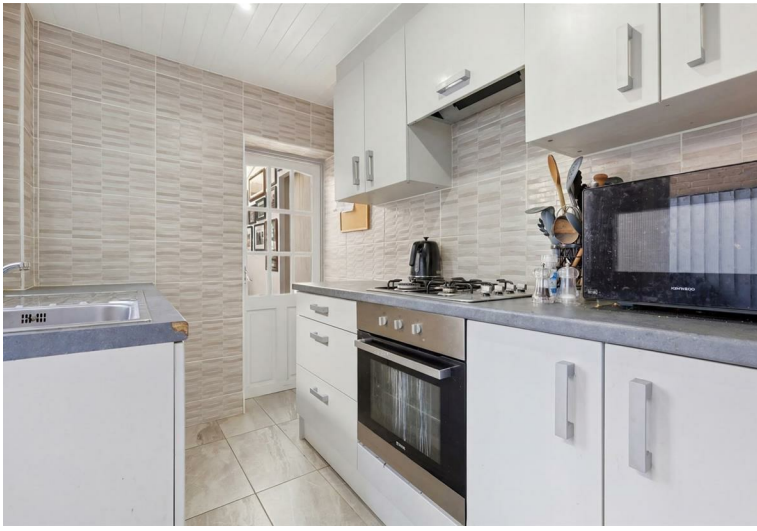
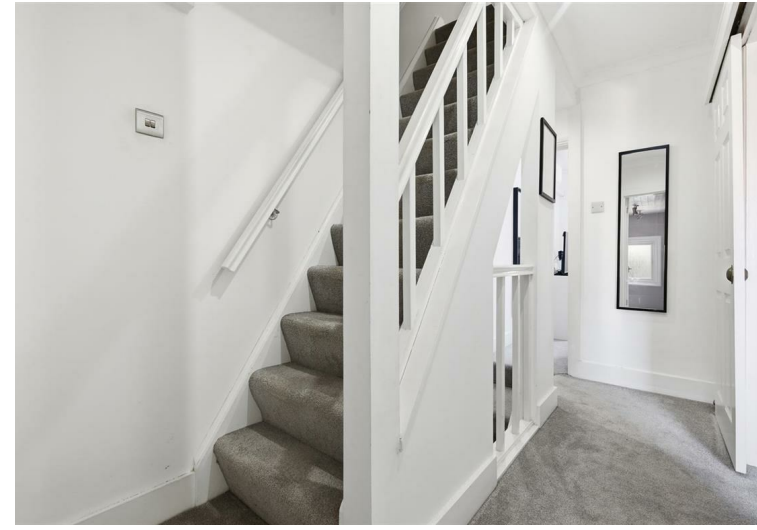
| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC | 67      | 84        |



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.



Request a Viewing: **0208 530 3333** Email: [southwoodford@wearechurchills.co.uk](mailto:southwoodford@wearechurchills.co.uk)



3 Bedroom Terraced House for Sale in Woodford Green, Essex  
Guide Price: £550,000

Open Day – Saturday 4th July (By Appointment Only)

Churchill Estates are delighted to offer this well-presented three-bedroom terraced home, ideally situated in the sought-after location of Woodford Green, within easy reach of The Broadway, local cafés, restaurants, and Woodford Station (Central Line).

**The Property**

This charming home offers spacious and versatile accommodation arranged over three floors. The ground floor features a bright and airy through lounge/dining room with hardwood flooring, providing an excellent space for both relaxing and entertaining. To the rear, there is a fully tiled fitted kitchen with integrated oven and gas hob, along with the added benefit of a separate Utility room/Conservatory

On the first floor, you will find a generous master bedroom with fitted wardrobes, a further single bedroom, and a stylish, fully tiled modern shower room. The second floor comprises a double bedroom, ideal as a guest room, home office, or additional living space.

**Externally**

The property benefits from a well-maintained rear garden with mature shrubs and artificial lawn and patio complete with vertical shrubs perfect for outdoor dining and entertaining. There is also rear access via a shared pathway.

**Location**

Ideally positioned for commuters and families alike, the property is within close proximity to local shops, amenities, and highly regarded transport links via the Central Line, offering direct access into London.

