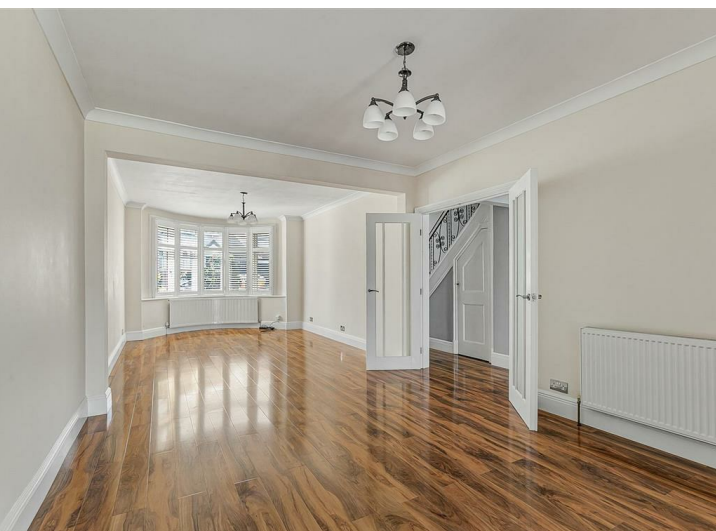




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FOR SALE
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Cadogon Gardens, South Woodford

Price Guide £1,200,000

Tenure : Freehold

Floor Area : 1652.00 sq ft

Local Authority : Redbridge

Council Tax Band : F

Bedrooms : 4

Receptions : 3

Bathrooms : 2



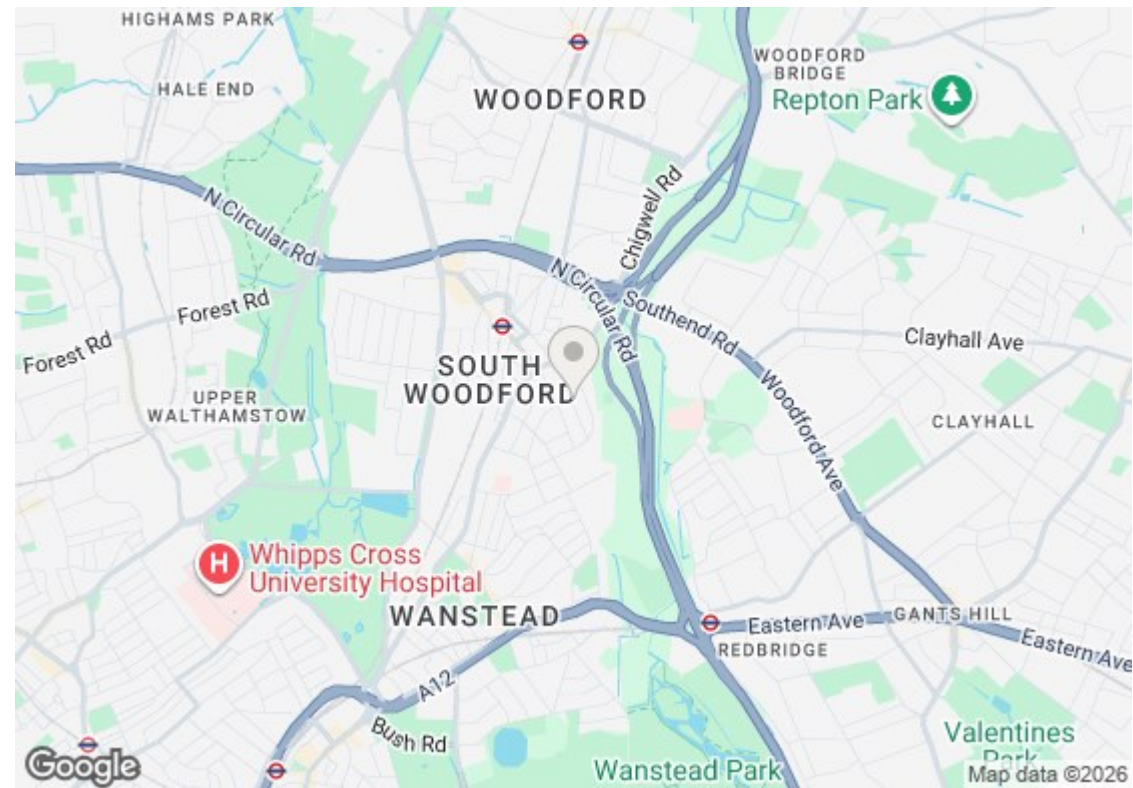
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GUIDE PRICE £1,200,000-£1.225,000
Churchills are pleased to offer for sale this four-bedroom two-bathroom home situated on the popular Nightingale Estate. This CHAIN FREE HOME offers good size living accommodation including a large 31FT living room, separate Playroom/ Study, and an exceptional modern kitchen/diner extension with utility room, downstairs W/C along with doors leading onto a 60FT rear garden. Upstairs offers FOUR bedrooms and two bathrooms one of which is an en suite to the main bedroom. To the front of the property there is off street parking for 2-3 cars.

The location is ideal for easy access to both George Lane and Wanstead High Street Amenities, including the convenience of three Central Line Stations within a mile and the close proximity of the Ofsted rated 'Outstanding' Nightingale Primary School.

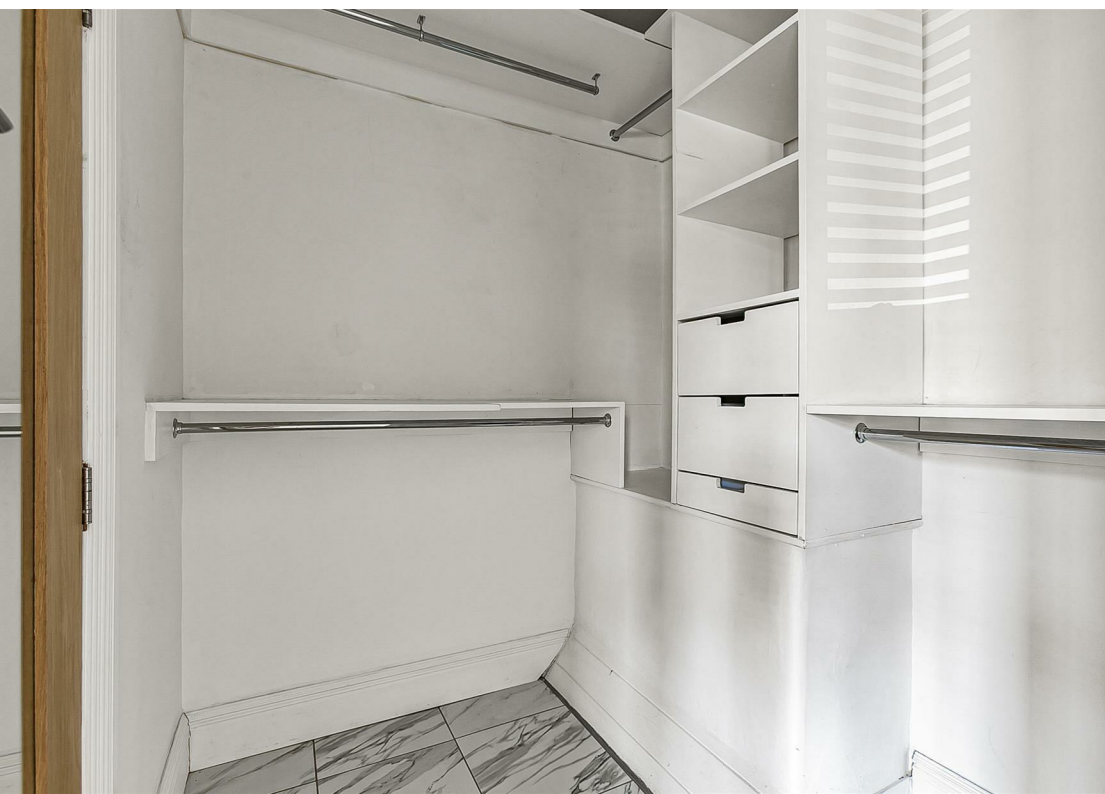






- Four Bedrooms
- Chain Free
- Kitchen Extention
- Large Garden
- Close To South Woodford Underground Station
- Nightingale Estate
- Off Street Parking
- Utillity Room
- Waking Distance To The Outstanding Nightingale School

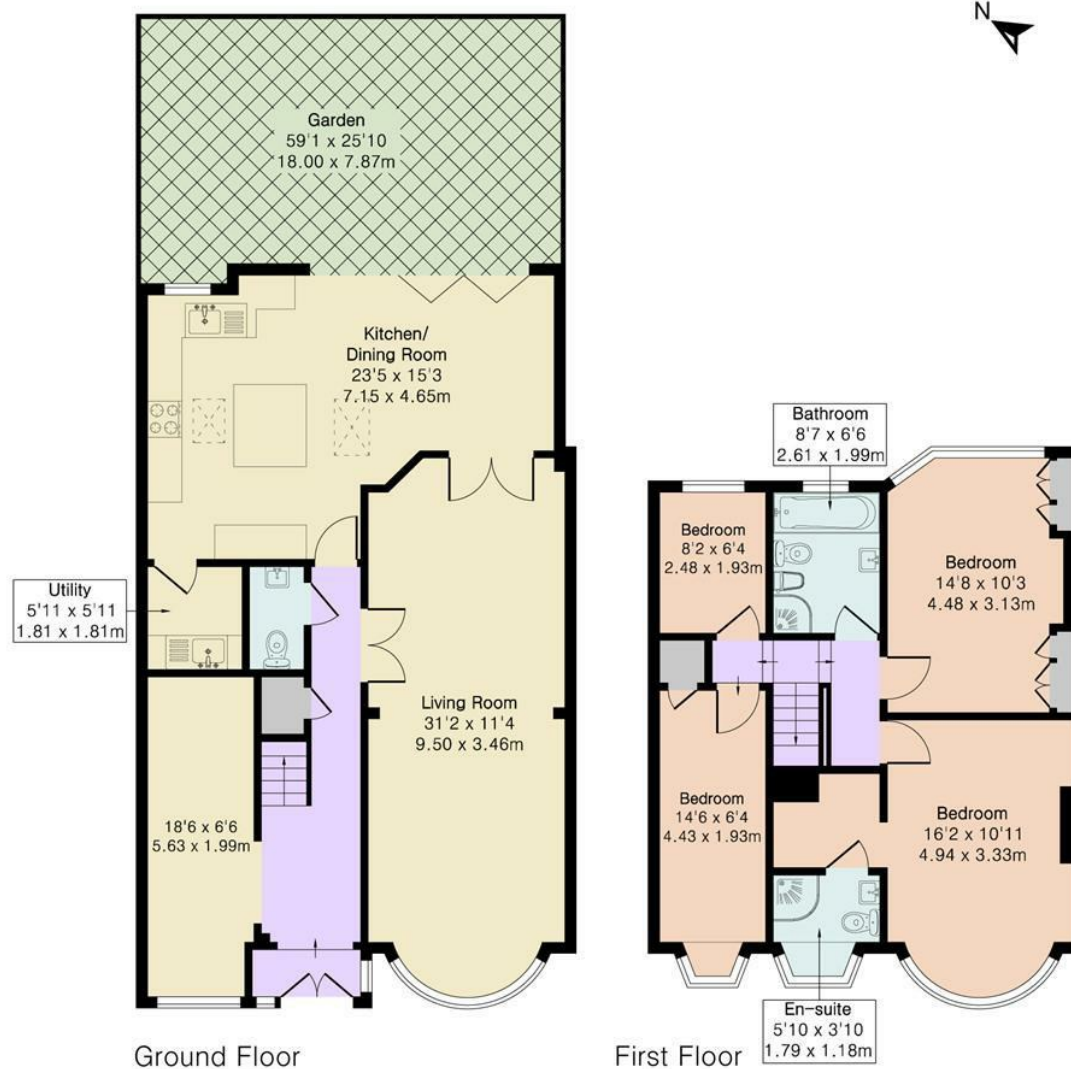
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Approximate Gross Internal Area 1652 sq ft - 154 sq m

Ground Floor Area 974 sq ft – 91 sq m

First Floor Area 678 sq ft – 63 sq m



Email southwoodford@wearechurchills.co.uk

To view call **0208 530 3333**

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