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Eastwood Road



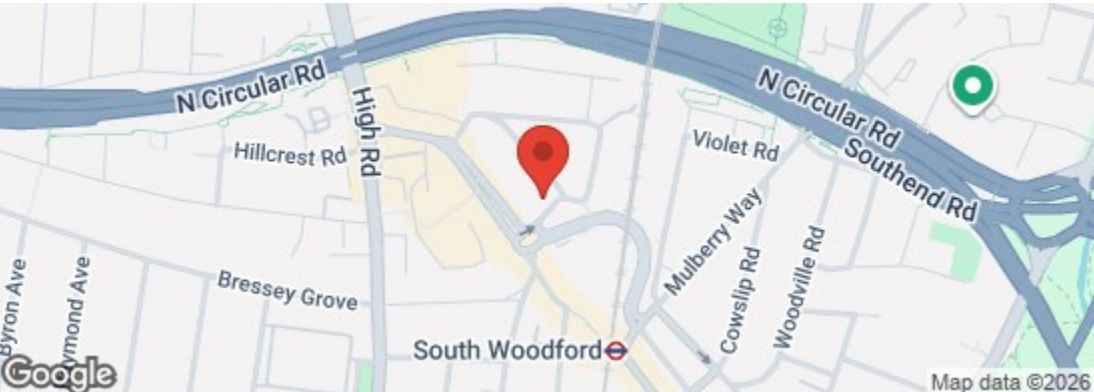
Council: Redbridge | Council Tax Band: E | Floor Area: 1206.70 sq ft



Eastwood Road, South Woodford, E18 1BN
Guide Price £850,000 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.



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



Launch Day: Saturday 6th June – By Appointment Only

Rare to the market and offered chain-free, this charming three-bedroom semi-detached home is ideally positioned within a highly sought-after turning in the heart of South Woodford.

Located just off George Lane, the property is moments from an excellent selection of independent shops, restaurants, cafés, and South Woodford (E18) Central Line Station, offering convenient access into Central London.

The home provides generous family accommodation throughout, with exciting potential for rear and loft extensions (subject to the usual planning consents), as demonstrated by neighbouring properties.

Externally, the property benefits from a private rear garden with a desirable west-facing aspect—perfect for afternoon and evening sun—while the front garden offers the added convenience of off-street parking.

Schooling

The property is ideally situated within easy reach of a number of highly regarded local schools, including several rated 'Good' and 'Outstanding'.
EPC To follow.

