





Torrington Road,
London

Offers Over £500,000

Tenure : Freehold

Floor Area : 934.00 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 2

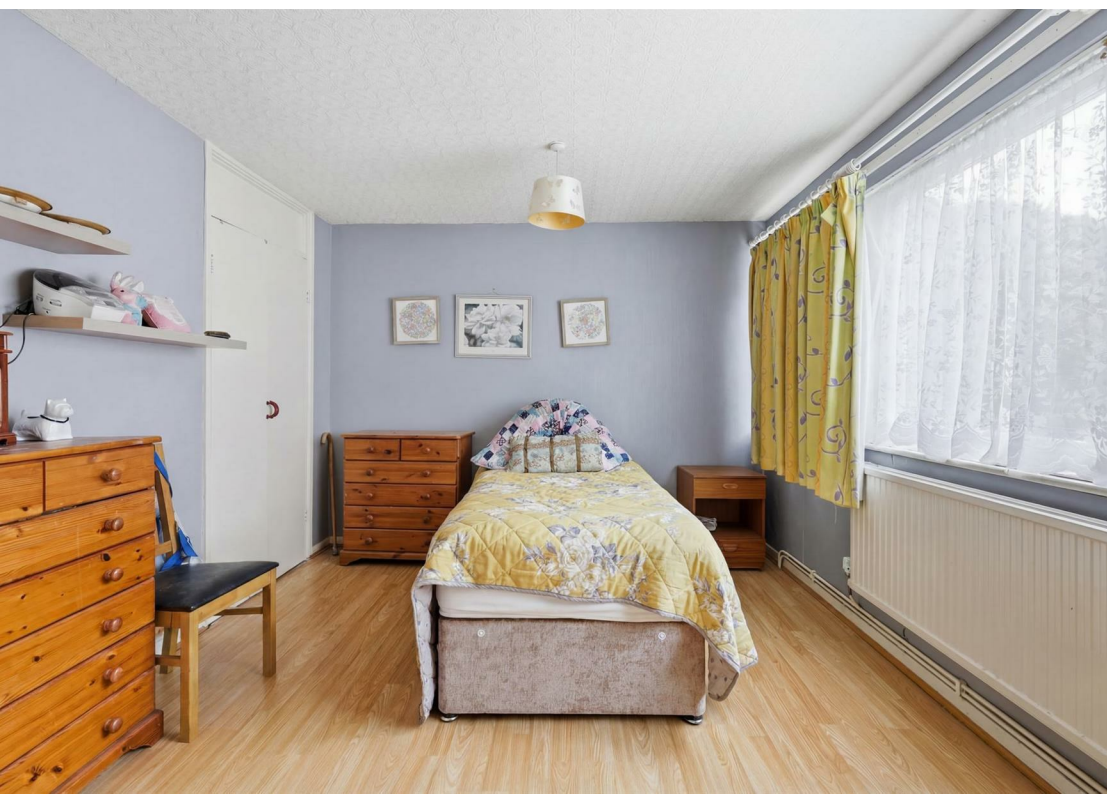
Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

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



O.I.E.O £500,000

Offered to the market chain free, this spacious two double bedroom family home is ideally positioned within walking distance of South Woodford Underground Station and local amenities. Requiring modernisation throughout, the property presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements.

The accommodation begins with an entrance porch featuring generous built-in storage, leading through to a welcoming entrance hall and ground floor cloakroom/WC. The impressive through lounge/dining room provides excellent living and entertaining space, while the separate kitchen offers scope for redesign and improvement.

To the first floor are two exceptionally well-proportioned double bedrooms and a modern family bathroom completes the first-floor accommodation.

Externally, the property benefits from a generous front garden laid mainly to lawn, while the attractive west-facing rear garden features a patio area, lawn and established flower beds, creating an ideal setting for outdoor dining and entertaining.

Further benefits include residents parking and ample storage throughout.

Location

Torrington Road enjoys a highly desirable location within easy walking distance of the shops, cafés and amenities of George Lane, as well as South Woodford Underground Station (Central Line), providing convenient access into Central London. The property also offers excellent road links via the M11, M25 and North Circular Road.

Families will appreciate the proximity to well-regarded local schools, including Snaresbrook Primary School and Wanstead High School catchment areas. For outdoor enthusiasts, Epping Forest and Wanstead Park are both within easy reach, offering extensive green open spaces and recreational facilities.





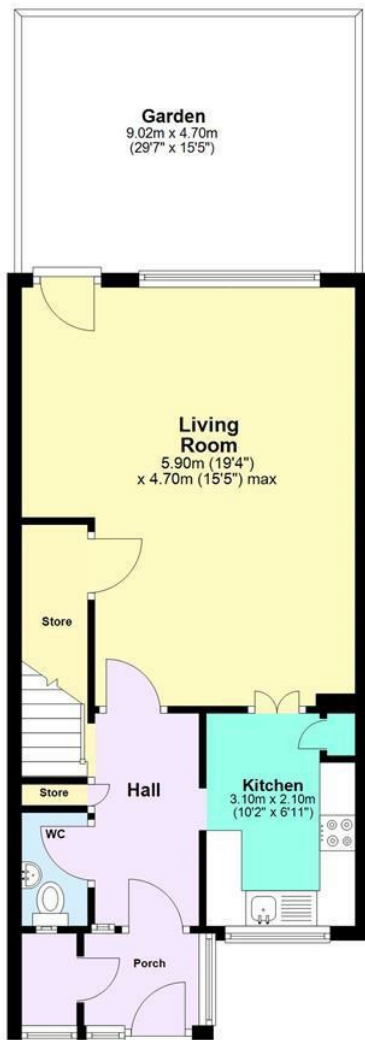


- Guide Price £500,000
- Large Living Room
- Residents Parking
- Downstairs W/C
- A Great Location For George lane Local Shops
- Two Bedrooms
- In Need Of Modernising
- Chain Free
- Walking Distance To South Woodford Underground Station
- Double Glazing

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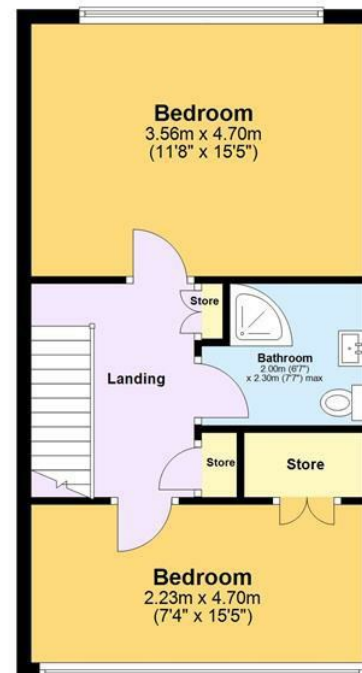
Ground Floor

Approx. 45.5 sq. metres (489.8 sq. feet)
(excluding Garden)



First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



Total area: approx. 87.1 sq. metres (937.4 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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Torrington Road

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