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The Charter Rd

Council: Waltham Forest | Council Tax Band: F | Floor Area: sq ft



**CHURCHILL**  
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The Charter Road, Woodford Green, IG8 9RE  
£925,000 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			
<b>England &amp; Wales</b>		66	81
	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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GUIDE PRICE £925,000-£950,000

Located on a tree-lined road close to Highams Park and Epping Forest, this three bedroom 1930s semi detached house is a delight. It is set back from the road with a block paved driveway that leads to the garage and provides off road parking for about two cars. With its bay windows, steps up to the period front door and stained glass windows it has external appeal

The light and bright welcoming entrance hall has the original staircase and wood flooring that flows through most of the ground floor. There is a cloakroom, extended kitchen and two charming reception rooms and conservatory leading out to a stunning landscaped rear garden.

On the first floor there is a galleried landing, three large double bedrooms with fitted cupboards including one with a large bay window and family bathroom,

The Charter Road is in an ideal location for both Bancroft private School and a very short walk to Woodford County High School. The home is also located for easy access to the M25, M11 and A406 motorways as well as local shops and high streets. The property also is in a complete chain.

