



TOTAL FLOOR AREA: 916 sq ft. (85.1 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures, we cannot accept any responsibility for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any purchase or other financial decision. Measurements are taken from the centre of the walls. All dimensions are approximate and may vary slightly. We do not warrant the accuracy of any measurements or the information provided. We accept no liability for any errors or omissions. ©2025

Council: Redbridge | Council Tax Band: E | Floor Area: 916.00 sq ft

**CHURCHILL**  
estates

The Drive, London, E18 2BJ  
 Price Guide £650,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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.

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



Guide Price £650,000

This property is an excellent opportunity in the highly sought-after location of The Drive, South Woodford, offering easy access to local amenities, transport links, and green spaces.

The modern-style terraced home boasts three bedrooms, including two spacious doubles, with a first-floor shower room and a ground-floor WC for added convenience. The ground floor also features a large reception room and a fitted kitchen with front-facing views. With the added benefit of NO ONWARD CHAIN, this property is ideal for those looking to move in quickly.

Exterior The rear garden faces west, providing plenty of sunlight, and the front garden is generously sized. The property also includes a GARAGE situated en bloc for additional storage or parking.

This is a fantastic opportunity for those seeking a well-positioned, family-friendly home in South Woodford.

