



Lancaster Avenue, South Woodford, E18 1QF

£845,000 Freehold

We are delighted to offer for sale this 1930's extended semi detached family home situated in a sought after area within walking distance of South Woodford's central line station, variety of local shops, restaurants, bars, Supermarkets and local Cinema. It is also a short drive to the M11, M25 & A406 major roadways.

The property does require some up-dating (however this has been reflected in the asking price) and has great potential to further extend (subject to planning). The spacious accommodation comprises THREE BEDROOMS, TWO RECEPTIONS, fitted kitchen, utility/cloakroom and first floor shower room. Benefits include gas central heating, double glazing, large mature rear garden, off road parking and an integral garage. To arrange a viewing call us on 020 850 4646. THE PROPERTY IS SOLD WITH NO ONWARD CHAIN.



Entrance

Double glazed enclosed porch to inner main entrance door.

Reception Hallway

Tiled floor, dado rail, picture rail, double radiator, stairs to first floor accommodation with two understairs storage cupboards. Doors to:-

Through Lounge

28'2" x 13'3" narrowing to 11'4" (8.594 x 4.064 narrowing to 3.459)

Double glazed bay window to front aspect, laminate floor, two radiators, fireplace with wood burning stove (we understand from vendors to remain), dado rail and two ceiling light points.

Kitchen

8'9" x 8'1" (2.688 x 2.467)

Range of base, wall and drawer units, work surface area incorporating electric hob with extractor above, single drainer sink unit with mixer tap, half tiled walls, double oven, space for dishwasher, tiled floor and full height larger cupboard.

Dining/Family Room (rear extension)

27'1" x 8'9" (8.268 x 2.675)

Three double glazed windows and French doors opening out to garden, tiled floor, exposed brickwork, TV aerial point, two radiators and three ceiling light points. Doors through to:-

Utility/w.c.

8'4" x 6'8" (2.558 x 2.045)

Pedestal wash hand basin, w.c., plumbing for washing machine, range of cupboards with work surface over and door through to:-

Integral Garage

17'3" x 7'2" (5.282 x 2.196)

Wall mounted boiler.

First Floor Accommodation

Landing Area

Fitted carpet, double glazed window to side, dado rail and doors to:-

Bedroom One

13'10" x 10'3" to chimney breast (4.227 x 3.147 to chimney breast)

Double glazed bay window to front aspect, laminate floor, radiator and two fitted wardrobes with louvre doors.

Bedroom Two

12'11" x 11'2" (3.957 x 3.408)

Double glazed window to rear aspect, laminate floor and radiator.

Bedroom Three

8'0" x 7'8" (2.461 x 2.346)

Double glazed window to front aspect, laminate floor and radiator.

Shower Room

8'10" x 8'3" (2.701 x 2.529)

Double shower cubicle, pedestal wash hand basin, w.c., tiled walls, radiator and two double glazed windows to rear aspect. Access to loft.

Rear Garden

80 - 100 approx (24.38m - 30.48m approx)

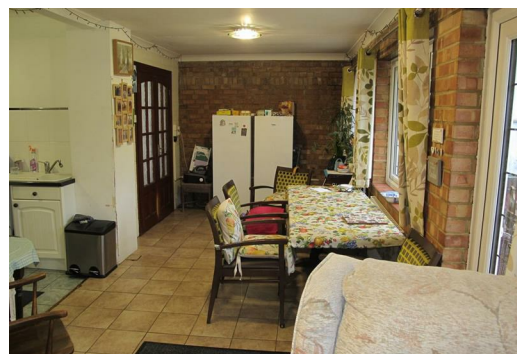
Mature garden with an abundance of shrubs and trees, patio area, lawn area, two greenhouses and raised fish pond to rear of garden.

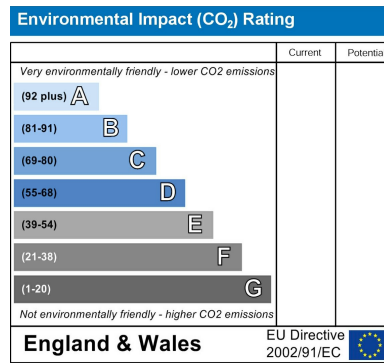
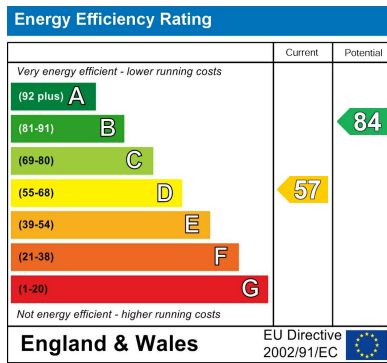
Front Aspect

Off road parking with access to integral garage via up and over door. Trees and shrubs.

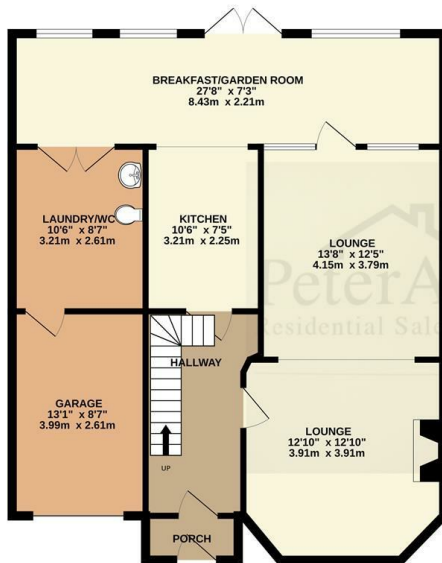
Disclaimer

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GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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