



**Maybank Road, South Woodford, E18 1EJ**

**Offers In Excess Of £620,000 Freehold**

As the vendor's sole agent we are delighted to offer for sale this 3 bedroom semi detached property situated within walking distance of George Lane, South Woodford Station and Oakdale Primary/Junior schools and within a few minutes drive to the M11 and A406. Further accommodation comprises lounge, kitchen/breakfast room, utility, summer room and first floor bathroom with separate w.c. and loft/storage area with skylight. Benefits include double glazing, gas central heating and DETACHED GARAGE & WORKSHOP at rear of garden. Telephone 020 8530 4646 to book an appointment.





## Entrance hall

11'10" x 5'5" (3.612 x 1.676)

## Lounge

13'0" x 11'11" (3.963 x 3.640)

Double glazed bay window to front aspect, shaped radiator, fireplace and picture rail.

## Kitchen/Breakfast room

12'6" x 10'11" (3.820 x 3.351)

Range of base, eye level and drawer units, work surface area incorporating inset sink unit with mixer tap, breakfast bar, integrated dishwasher, space for fridge/freezer, cooking range (to remain) with extractor hood above, radiator with decorative cover, double glazed sliding patio doors to:-



## Glazed Summer Room

11'4" x 8'2" (3.463 x 2.498)

Exposed floorboards, stable door opening to garden.



## Utility Room

9'1" x 6'3" (2.778 x 1.925)

Double glazed window to rear aspect, work surface area incorporating stainless steel circular sink, wall mounted combi boiler (approx 5 years old), plumbing for washing, storage cupboards and shelving.



## Landing Area

8'1" x 7'2" (2.476 x 2.186)

Window to flank. Staircase to loft/storage.

## Bedroom One

10'5" x 10'7" (3.187 x 3.244)

Double glazed bay window to front aspect, shaped radiator, fitted carpet and fireplace.

## Bedroom two

12'4" x 8'3" (3.766 x 2.527)

Double glazed window to rear aspect, fitted carpet and radiator.



## Bedroom Three

7'8" x 7'1" (2.350 x 2.184)

Double glazed window to front aspect, fitted carpet and radiator.

## Bathroom

7'3" x 4'5" (2.219 x 1.368)

Double glazed obscure window to rear aspect, panel bath with shower screen, towel radiator and pedestal wash hand basin.

## WC.

Small window.

## LOFT STORAGE AREA

Fitted carpet and sky light.

## REAR GARDEN approx 90ft

Covered seating area, lawn with shingle borders and raised flower beds. Side access. GARAGE & WORKSHOP at rear (accessed via service road).

## FRONT ASPECT with side entrance.

## GARAGE/WORKSHOP

## Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		51	75
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
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