



Carnarvon Road, South Woodford, E18 2NT

£720,000 Freehold

Delightful three bedroom extended end terrace property set in the heart of the popular "Church End" area located close to the desirable Churchfields Infants and Junior School which has an Outstanding Ofsted rating. The property is within walking distance of Epping Forest and also situated just a short walk to South Woodford's George Lane, with a range of shops, café bars, restaurants, Sainsburys, M&S and Waitrose supermarkets, local cinema and Central Line station, offering a direct commute into the City and West End and also a short distance to the A406 and M11 links. The property offers two reception rooms, fitted kitchen and bathroom/w.c. on the ground floor, two bedrooms and large bathroom/shower on the first floor and a loft conversion with bedroom and en-suite shower room. The house is further complimented with double glazing throughout, gas central heating, rear garden with two sheds and side access, off road parking and NO ONWARD CHAIN. Telephone 020 8530 4646 to book an appointment.

Reception Hallway

Laminate flooring, radiator, two under stairs storage cupboards, stairs to first floor and doors to:-

Lounge Area

12'8" x 10'11" (3.875 x 3.332)

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

Dining Area

11'3" x 9'5" (3.431 x 2.878)

Double glazed sash window to rear aspect, laminate flooring and double radiator,

Kitchen

11'0" x 8'6" (3.369 x 2.603)

Range of base and eye level units, work surface area incorporating stainless steel single drainer sink unit with mixer tap, 4 ring gas hob with oven beneath and extractor hood above, (washing machine, fridge freezer and dishwasher we understand from the vendor to remain), tiled splashback, tiled floor, double glazed window and door leading out to garden. Further door to:-

Ground Floor Bathroom/w.c.

8'7" x 5'10" (2.639 x 1.780)

Panel bath with mixer tap and shower handset, wash hand basin, half tiled walls, double glazed obscure window to rear aspect. Door to separate w.c., tiled floor, wall mounted central heating boiler and small window.

First Floor Landing Area

Fitted carpet. Doors to:-

Bedroom One

14'0" to chimney breast x 10'6" (4.283 to chimney breast x 3.223)

Two double glazed sash windows to front aspect, fitted carpet, double radiator and built-in cupboard.

Bedroom Two

11'5" x 9'6" (3.480 x 2.918)

Double glazed sash window to rear aspect, double radiator, fitted carpet and feature fireplace.

Bathroom

11'1" x 8'8" (3.390 x 2.658)

Walk-in double shower cubicle, freestanding bath with central mixer tap, w.c., double vanity unit with two circular hand basins, heated towel radiator and double glazed obscure sash window to rear aspect.

Second Floor (loft conversion)

Bedroom Three (loft)

15'6" (restricted height) x 10'3" max (4.734 (restricted height) x 3.126 max)

Skylight windows to front aspect, eaves storage, wood flooring, radiator, double glazed window to rear aspect and ceiling spotlights. Door to:-

Shower Room

7'5" x 5'0" (restricted height) (2.269 x 1.525 (restricted height))

Corner shower cubicle, wash hand basin, w.c., tiled floor, extractor fan, radiator and skylight window.

Rear Garden

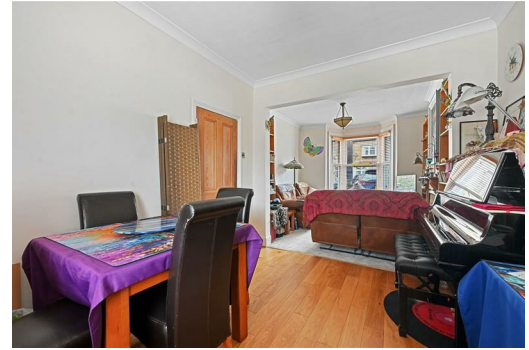
Paved areas to side and rear, lawn area with flowers, trees and shrubs, two garden sheds, security lighting and side access.

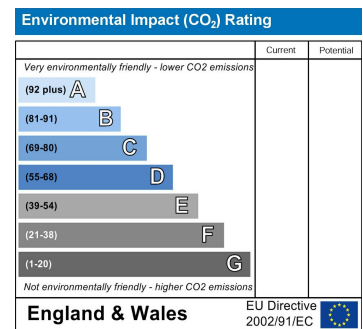
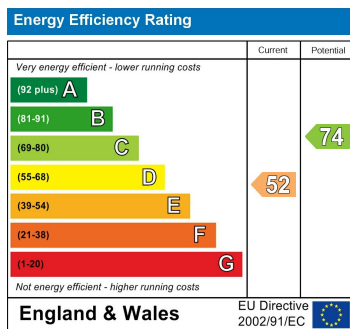
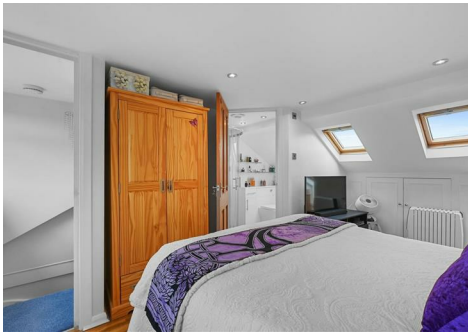
Front Aspect

Paved area for off road parking

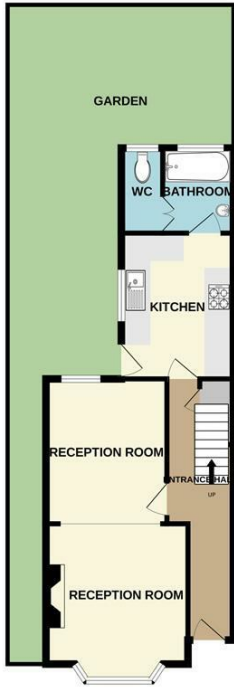
Disclaimer

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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst 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. This 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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