



High View Road, South Woodford, E18 2HJ

£850,000 Freehold

NO ONWARD CHAIN! Situated on the highly desirable Firs Estate, we are delighted to offer for sale this **THREE BEDROOM** 1970's built semi detached property with **ATTACHED GARAGE** and **OFF ROAD PARKING** for two vehicles. The house is conveniently located within a short walk of both Snaresbrook and South Woodford Central Line Stations, the shopping areas of George Lane and Wanstead High Street, in addition to excellent schooling, including Snaresbrook Preparatory School, Snaresbrook Primary School and Forest School, and the M11 and A406 links easily accessible. The property benefits from gas central heating, double glazing, ground floor cloakroom, alarm system and first floor family bathroom. Telephone us today to arrange a viewing appointment 020 8530 4646

Double glazed Entrance Porch

Cloaks Storage cupboard. Inner door to:-

Reception Hallway

14'7" x 7'2" (4.46m x 2.19m)

Fitted carpet, radiator, two understair cupboards and doors to:-

Cloakroom

4'2" x 3'2" (1.281 x 0.990)

Small window to front aspect, half tiled walls, w.c. and wash hand basin.

Lounge

22'4" x 11'8" max (6.810 x 3.56 max)

Double glazed sliding patio doors to garden, fitted carpet, additional double glazed window to flank, two radiator, and feature fireplace.

Kitchen/Breakfast Room

20'1" x 8'1" widening 8'2" (6.14 x 2.48 widening 2.50)

Range of base and eye level cupboards, ample work surface area incorporating single drainer stainless sink, gas cooker point, space for dishwasher, fridge/freezer and plumbing for washing machine. Breakfast Area: double glazed windows and sliding patio doors to garden and radiator.

Landing Area

10'0" x 7'3" (3.05 x 2.219)

Fitted carpet, access to loft and doors to:-

Bedroom One

13'3" x 11'11" (4.050 x 3.640)

Double glazed bay window to front aspect, fitted carpet, radiator and range of fitted wardrobes and vanity wash hand basin.

Bedroom Two

12'5" x 10'11" (3.797 x 3.330)

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

Bedroom Three

8'10" x 8'3" (2.714 x 2.517)

Double glazed window to rear aspect, fitted carpet, radiator and built-in airing cupboard housing hot water tank.

Bathroom

7'2" x 5'10" (2.190 x 1.790)

Double glazed obscure window to front aspect, tiled walls and floor, panel bath with wall mounted shower and screen, pedestal wash hand basin, w.c. and radiator.

Rear Garden

Delightful garden with an abundance of mature trees and shrubs, lawn area, good size patio area with side access to attached garage. Timber garden shed.

Front Aspect

Paved area for ample off road parking. Side gate.

Attached Garage

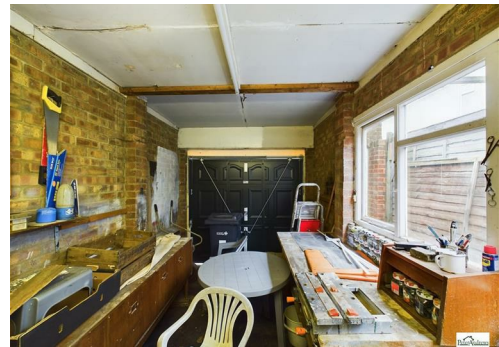
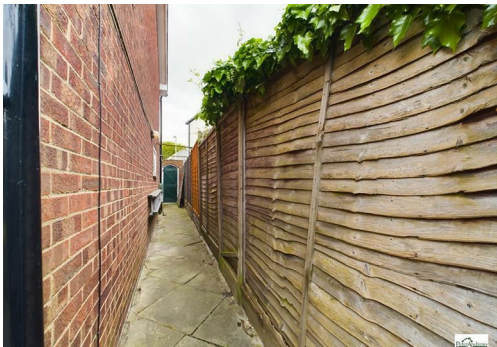
16'0" x 8'0" (4.894 x 2.450)

Up and over door. Power and light and additional internal door to sideway and rear garden.

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) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

