



Grove Hill, South Woodford, E18 2JA

£900,000 Freehold

We are delighted to offer this charming semi-detached property which has enormous potential for extending. The house is located in a desirable area of South Woodford and is within walking distance of George Lane with its vast array of shops, restaurants and bars, South Woodford Central Line Station and easy access to the A406 and M11 junctions.

The accommodation is spread over three floors and features two good size reception rooms, spacious fitted kitchen/diner and w.c. on the ground floor with two double bedrooms, shower room/w.c and separate bathroom on the first floor. The second floor has two further double bedrooms (restricted heights).

The property is further complimented by gas central heating, some double glazing and a large mature rear garden with sideways access. NO ONWARD CHAIN.

Don't miss out on the opportunity to make this house your home. With its generous living space, multiple bedrooms, and great location, this property has all the makings of a wonderful family home. Contact us today to arrange a viewing and see for yourself the potential this property holds. Tel: 020 8530 4646.

Hallway

30'11" x 4'10" (9.43 x 1.48)

Reception One

17'1" x 11'8" (5.23 x 3.57)

Reception Two

14'9" x 10'2" (4.51 x 3.12)

Kitchen/Diner

17'3" x 10'1" (5.27 x 3.08)

Hallway/Entry

3'11" x 3'1" (1.21 x 0.95)

Ground Floor w.c.

Landing Area

12'5" x 4'11" (3.80 x 1.50)

Hallway

2'5" x 4'10" (0.75 x 1.48)

Hallway

9'1" x 2'11" (2.78 x 0.89)

Bedroom

14'4" x 16'0" (4.37 x 4.88)

Bedroom

16'3" x 10'8" (4.96 x 3.26)

Bathroom

6'7" x 5'10" (2.03 x 1.79)

Shower Room/W.C.

8'10" x 7'7" (2.70 x 2.32)

Second Floor Landing

7'2" x 4'9" (2.20 x 1.45)

Bedroom

16'0" x 13'1" (4.89 x 3.99)

Bedroom

15'0" x 10'10" (4.59 x 3.31)

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			73
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(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	

