

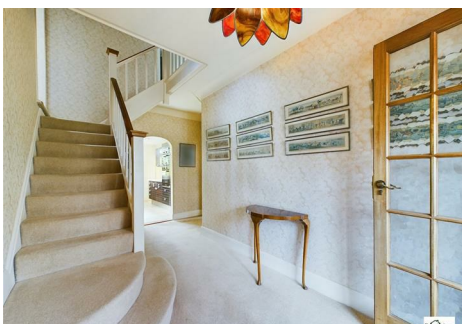


## Raymond Avenue, South Woodford, E18 2HG

**£1,200,000 Freehold**

VIEWING DAY SATURDAY 5TH OCTOBER. Telephone 020 8530 4646 to arrange an appointment.

Situated on the prestigious Firs Estate close to Epping Forest and Eagle Pond and walking distance to South Woodford Station and George Lane with its numerous restaurants, bars, Waitrose, Sainsburys and Cinema is this delightful extended family home with larger than average accommodation comprising lounge/diner with sliding patio doors to garden, fitted kitchen, cloaks/w.c., on the ground floor and 4 bedrooms and bathroom on the first floor. The property is complimented by gas central heating, double glazing, good size rear garden with timber shed, integral garage and off road parking for 2/3 vehicles. The house lies within the vicinity of many popular schools and bus routes together with A406, M25 & M11 junctions within easy reach. Wanstead Village High Street, Snaresbrook and Wanstead Central Line Stations and Wanstead Park are also within walking distance.



### Entrance Porch

8'0" x 2'10" (2.45 x 0.87)

### Reception Hallway

15'9" x 7'1" (4.81 x 2.16)

### Lounge

14'5" x 27'10" narrowing to 11'10" x 2'8" (4.41 x 8.507 narrowing to 3.63 x 0.83)

### Ground Floor w.c.

4'7" x 2'5" (1.42 x 0.74)

## FIRST FLOOR LANDING AREA

6'8" x 1'3" (2.05 x 0.4)

### Bedroom One

15'5" x 8'5" (4.70 x 2.58)

### Bedroom Two

12'3" x 10'7" (3.74 x 3.24)

### Bedroom Three

15'0" x 12'11" (4.59 x 3.94)

### Bedroom Four

8'10" x 8'7" (2.71 x 2.64)

### Bathroom

8'10" x 8'3" (2.70 x 2.52)

### Rear Garden

### Front Aspect

### Integral Garage

19'5" x 8'8" (5.93 x 2.66)

### 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>81</b>
	<b>47</b>	
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		



Ground Floor



Floor 1



Approximate total area<sup>1)</sup>  
 1554.85 ft<sup>2</sup>  
 144.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.