



**Woodleigh, Churchfields, South Woodford, E18 2RF**

**£350,000 Leasehold - Share of Freehold**

This superb ground floor Split level flat situated in the Churchfields area close to local shopping facilities, restaurants and very popular schooling, South Woodford Station, on the Central Line is a short walk away, with bus routes and road links to the A406 (North Circular), M11 and M25.

The accommodation has recently undergone a complete refurbishment including structural improvements and offers the prospective buyer a lovely modern fitted kitchen with appliances, good size lounge/diner with direct access to a secluded private patio area and well kept communal gardens. Two good size bedrooms and bathroom on the first floor.

With laminate flooring to hall and lounge and newly fitted carpet to stairs, first floor landing area and bedrooms. Double glazing, GARAGE-EN-BLOC and NO ONWARD CHAIN. We really do recommend this property for its location and many benefits that it has to offer.

To arrange a viewing appointment telephone 020 8530 4646.



**Hallway**

5'9" x 3'6" (1.76 x 1.07)

**Kitchen**

12'10" x 5'10" (3.93 x 1.79)

**Lounge/Diner**

19'1" x 10'10" (5.83 x 3.32)

**First Floor Landing Area**

6'10" x 5'6" (2.10 x 1.70)

**Bedroom One**

16'1" x 9'11" (4.92 x 3.04)

**Bedroom Two**

13'1" x 6'10" (4.00 x 2.10)

**Bathroom**

7'11" x 5'4" (2.43 x 1.63)

**Exterior**

Private secluded patio area and well kept communal gardens.



