



Cheyne Avenue, South Woodford, E18 2DP

Guide Price £1,250,000 Freehold

LARGE PLOT BACKING ONTO EPPING FOREST.

LOCATED IN A QUIET CORNER OF SOUTH WOODFORDS MOST SOUGHT AFTER RESIDENTIAL NEIGHBOURHOOD! THIS DETACHED BUNGALOW BUILT ON AN APPROX 1/4 ACRE PLOT OF LAND WHICH BACKS ONTO FOREST LAND MAKING THIS A TRULY DESIRABLE LOCATION TO RESIDE.

THE PROPERTY ITSELF HAS ENORMOUS POTENTIAL FOR DEVELOPMENT AND WE WOULD STRONGLY SUGGEST A VISIT TO APPRECIATE IT'S MANY FEATURES. PROPERTIES OF THIS NATURE ARE RARELY AVAILABLE FOR SALE AND THEREFORE WE WOULD WELCOME THE OPPORTUNITY TO SHOW YOU ROUND.

PLEASE CALL 020 8530 4646 or Email : Sales@peterandrews.net TO ARRANGE A VIEWING APPOINTMENT.

ENTRANCE HALL
DOORS AND STAIRS TO :-

LOUNGE
15'11" x 15'8" (4.86 x 4.79)

Dining Room
10'10" x 8'9" (3.32 x 2.67)

OFFICE/STUDY
8'5" x 8'4" (2.57 x 2.56)

KITCHEN
9'6" x 8'7" (2.904 x 2.623)

BATHROOM
6'0" x 5'1" (1.847 x 1.568)

WC
6'0" x 2'8" (1.854 x 0.815)

BEDROOM ONE
12'5" x 10'4" measured into wardrobes (3.808 x 3.17 measured into wardrobes)

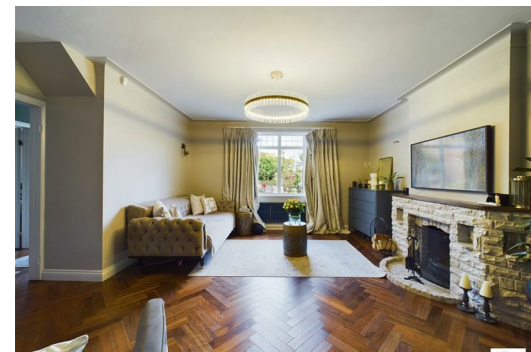
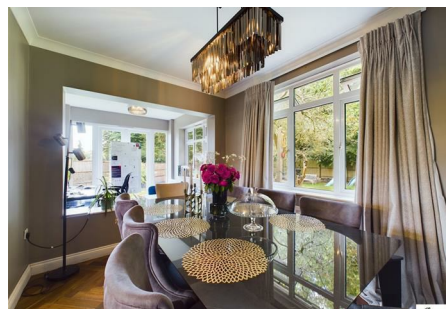
BEDROOM TWO
9'11" x 8'8" (3.048 x 2.647)

LOFT STORAGE ONE
11'4" x 9'5" (3.462 x 2.893)

LOFT STORAGE ROOM TWO
11'2" x 7'5" (3.427 x 2.280)

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	80
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	