



## Clarendon Road, South Woodford, E18 2AW

Asking Price £945,000

- Offered Chain Free
- Arranged Over Three Floors
- Main Bedroom With En Suite & Dressing Room
- Detached Garage
- Four Double Bedroom End Of Terrace House
- Bespoke Fitted Kitchen With Breakfast Bar
- Low Maintenance Rear Garden
- Situated Near Local Amenities, Schools & Central Line Station

# Clarendon Road, South Woodford, E18 2AW

Caplen Estates welcomes to the market this four bedroom end of terraced house which was built in 2016, based in South Woodford and offered to potential buyers as a Chain Free purchase.

This stylish family home is arranged over three floors which extends over 2000sq ft (Including Garage). When entering the entrance hall you have access to a spacious living room with hardwood flooring. The rear boasts a large open plan kitchen/dining room with bi fold doors overlooking the rear garden. The bespoke fitted kitchen offers ample storage, breakfast bar, fitted appliances and Corian worktops.

The first leads to three double bedrooms with one including an en suite shower room and fully tiled family bathroom. The top floor boasts the main bedroom, complete with en suite shower room and large dressing room. The rear garden has a large patio to enjoy some alfresco dining, lawn, mature shrubs and access to the detached garage. Additionally the property comes with underfloor heating throughout the ground floor, garage and is available to view ASAP, Call our sales team on 0203 937 7733 to arrange.



Council Tax Band: G



Living Room  
19'1" x 11'5"

Kitchen Dining Room  
19'3" x 17'10"

Main Bedroom Suite  
29'11" x 18'0"

Shower Room  
8'2" x 8'11"

Bedroom Two  
11'5" x 11'5"

Bedroom Three  
10'4" x 13'6"

En-Suite Shower Room  
6'3" x 5'8"

Bedroom Four  
9'4" x 11'5"

Main Bathroom  
7'10" x 6'0"

Garden  
42'8" x 17'10"

Double Garage  
13'10" x 17'4"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>80</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>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating

C

Council Tax Band

G

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

