



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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			
England & Wales		EU Directive	2002/91/EC



william rose
Fieldhouse Close

Approximate Gross Internal Floor Area: 110 sq m / 1184.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



32 Fieldhouse Close, London, E18 2RJ

Guide Price £700,000

- Three Bedrooms
- Study / Play Room
- Close to Station + Amenities
- Catchment for 'Churchfields School'
- Off-Street Parking
- Modern Open Plan Kitchen / Living Space
- En-suite to Master
- End of Terrace
- Separate Reception Room
- Side Access

32 Fieldhouse Close, London E18 2RJ

Guide Price £700,000 - £750,000 Set in the highly sought after private turning of 'Fieldhouse Close' is this immaculately presented three-bedroom end of terrace home which is in the catchment area for 'Churchfields Infant and Primary School'.

GUIDE PRICE £700,000 - £750,000

This stunning three-bedroom end of terrace home is set on a quiet cul-de-sac located on the extremely sought after development 'Fieldhouse Close' which was originally constructed in 1997. This home falls within the catchment area for 'Churchfields Infants and Primary School' which is rated 'Outstanding' by Ofsted and is seen as one of the best primary schools in the country.

As you enter the property you find the entrance hallway, living room, playroom, downstairs cloakroom, large open kitchen / dining / living space with patio doors leading out to the garden. On the first floor of the property you will find three well-proportioned bedrooms, en-suite to master and a spacious family bathroom. Externally, to the front of the property is a driveway for a vehicle, a front garden which could be turned into additional off-street parking if desired and a low-maintenance garden to the rear. The property also has potential to extend further into the loft subject to obtaining the necessary planning permissions from the local authority.

Fieldhouse Close is located in South Woodford which is highly desired locally and has a Central Line station that is less than a mile away. George Lane provides all the local amenities that you could need including restaurants, shopping facilities and much more. Fieldhouse Close is positioned fantastically for open green spaces being so close to Churchfields recreation ground and with Epping Forest, which is only a mile or so away.

EPC Rating: C
Council Tax Band: E (London Borough of Redbridge)



Council Tax Band: E

