



## 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	



## 33 Buckingham Road, London, E18 2NH

Offers In Excess Of £950,000

- Five bedrooms
- Off street parking with side access
- Basement
- Excellent condition
- Large kitchen diner
- Victorian house
- Stunning garden
- Close to station
- Close to good schooling
- Full of features



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 16/4/2024

## 33 Buckingham Road, London E18 2NH

Set on the popular 'Church End Estate' is this five bedroom Victorian family home which is full of character and offering many period features. The property is in good condition and offers accommodation over 3 floors. Close to George Lane shops, schools and Central Line. Basement and off street parking.



Council Tax Band: E



Situated in the heart of South Woodford is this spectacular 5 bedroom Victorian semi detached family house which ticks all the boxes for excellent family living. This eye-catching double bayed house is full of charm and has many period features. The property offers so much character with its brick frontage and has been well maintained by its current owners and is in immaculate condition throughout. You can tell as soon as you step foot in the property that the house has been truly loved.

This elegant home offers spacious accommodation over 3 floors and is very light and airy. The ground floor consists of a stunning entrance hall, front reception room opening up to a further back reception area and then leading to a morning room and a 22ft kitchen dining overlooking the garden. Off the hallway you have a basement which is perfect for storage. The attraction does not stop there as the first floor contains 4 bedrooms and a family bathroom. There is a further bedroom set on the top floor which benefits from an en suite shower room.

The garden is a true show stopper and has been very well kept with a beautiful lawn with flower and shrub borders, patio area where you can enjoy the alfresco dining and a shed to the rear. The property also has the added benefit of off street parking and side access.

The property truly offers the best of both worlds, being on the cusp of amazing open greens spaces whilst at the same time having all what South Woodford has to offer on its door step.

Buckingham Road is widely known as one of South Woodford's appealing residential roads in this sought after neighbourhood. This popular family road contains some of the area's finest period houses and is ideally situated for local amenities with shops, bars and restaurants nearby. Transport links are excellent with South Woodford and Woodford Central Line close by, M25 & M11 junctions are also within easy reach. The house lies within the vicinity of many popular schools such a Churchfields School and bus routes.

E.P.C - D

Council Tax: Band: ( London Borough Redbridge)  
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.