



**BOWDEN  
BRADLEY**



**7 George Lane**  
, South Woodford, E18 1LN

**Guide price £750,000**



## 7 George Lane

, South Woodford, E18 1LN

GUIDE PRICE: £750,000 - £800,000.  
CHAIN FREE - Four Bedroom End of Terrace Home - Period Property - Off Street Parking - Downstairs Cloakroom - Within Walking Distance to South Woodford Station - Cellar - Potential to Extend (STPP) - Nearby to Local Shops - Near to Snaresbrook Prep & Nightingale Primary School (highly rated OFSTED/ISI ratings).

Being located within this excellent area in South Woodford, and being within walking distance to South Woodford station, this 4 bedroom end of terrace home offers plenty of period style features and a large rear garden. The home also benefits from a cellar.

For families moving into the area, you are near both Snaresbrook Prep and Nightingale Primary School, which both have high Ofsted/ISI ratings, and also a short drive from Forest School and Woodford County High. A local array of shops, bars and cafés are only a short stroll away.

Front

Reception Room  
15'8 into bay x 12'5 (4.78m into bay x 3.78m)

Dining Room  
15'2 x 9'9 (4.62m x 2.97m)

Kitchen  
9'6 x 8'1 (2.90m x 2.46m)

Inner Hallway  
5'2 x 3'3 (1.57m x 0.99m)





Utility/Cloakroom  
7'2 5'9 (2.18m 1.75m)

Cellar  
8'1 x 5'5 (2.46m x 1.65m)

Landing

Bedroom  
14'7 x 12'8 (4.45m x 3.86m )

Bedroom  
13'4 x 13 max (4.06m x 3.96m max )

Bedroom  
5'8 x 5'8 (1.73m x 1.73m)

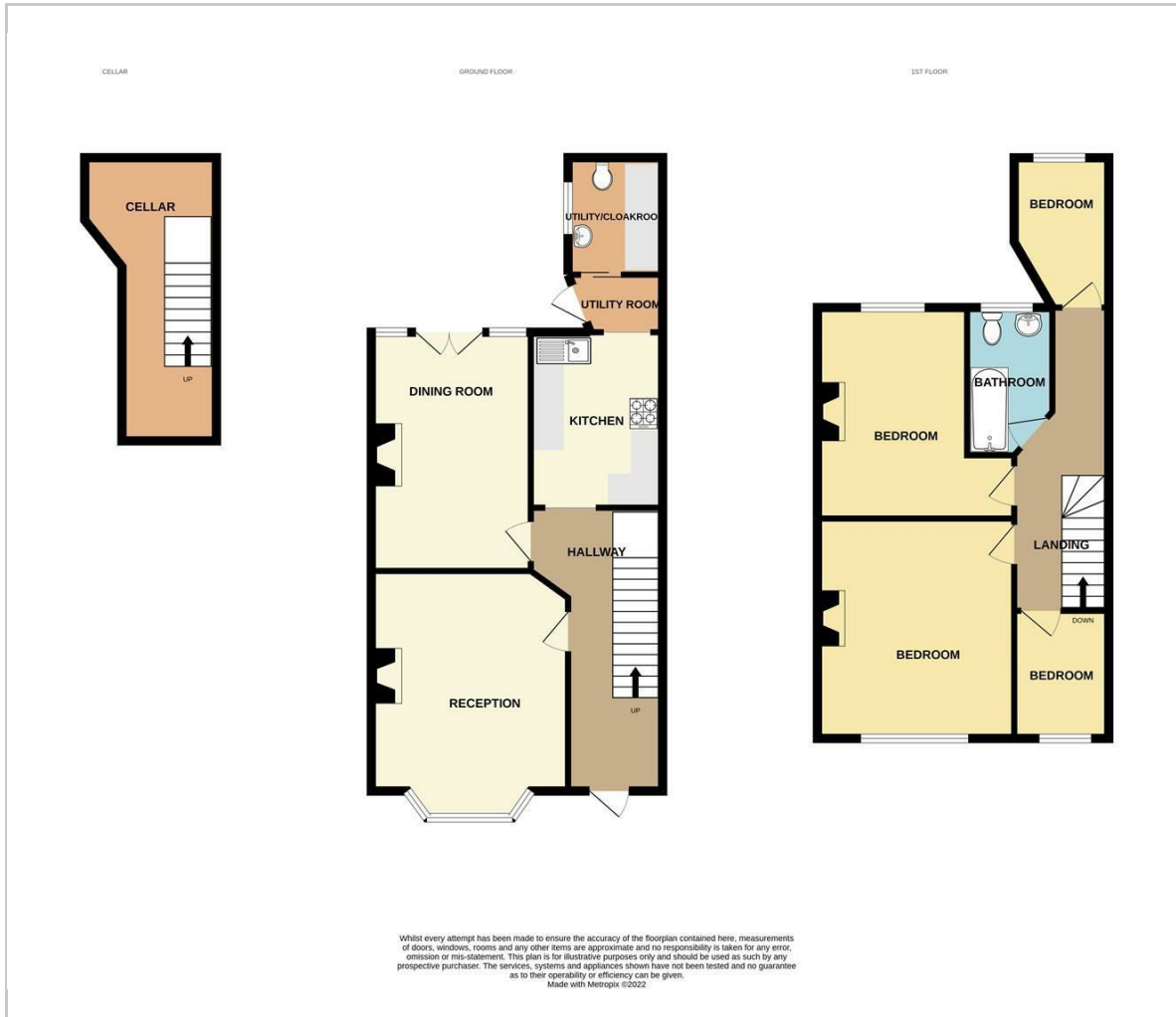
Bedroom  
9'8 x 5'6 (2.95m x 1.68m)

Bathroom  
8'8 x 5'2 max (2.64m x 1.57m max)

Rear Garden



## Floor Plan



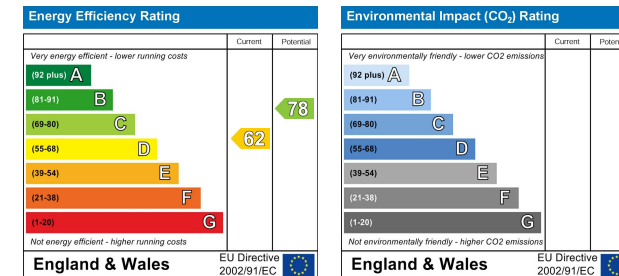
## Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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Office 9 Cedar House, Hainault Business Park, Hainault, Essex, IG6 3SZ  
Tel: 0208 0593 593 Email: info@bowdenbradley.co.uk