

Daniel
Frank





56 Chelmsford Road London, E18 2PP

A newly renovated four-bedroom Victorian family home located just 0.8 miles from South Woodford Central Line Station.

Located on the ever-popular Church End Estate, the accommodation is arranged over three floors. This outstanding property has an exceptional finish whilst retaining its original period charm.

The ground floor comprises of an entrance hall, a cloakroom, a living room with feature fireplace and a dining room leading to the luxury fitted kitchen with central island and bi-folding doors overlooking the garden. The property has many features including sash windows, high ceilings and detailed skirting boards.

The first floor offers three bedrooms, the biggest benefitting from a contemporary en-suite shower room and a modern family bathroom.

The top floor features the main bedroom suite complimented by an impressive en-suite shower room and a separate area that would suit a dressing room. There is also eaves storage.

Externally to the front there is a private driveway providing off street parking. The South facing rear garden includes a paved patio area and a large lawn.

The property has been meticulously designed throughout with high end fixtures and fittings and stylish décor. The house has a ten-year structural insurance policy in place.

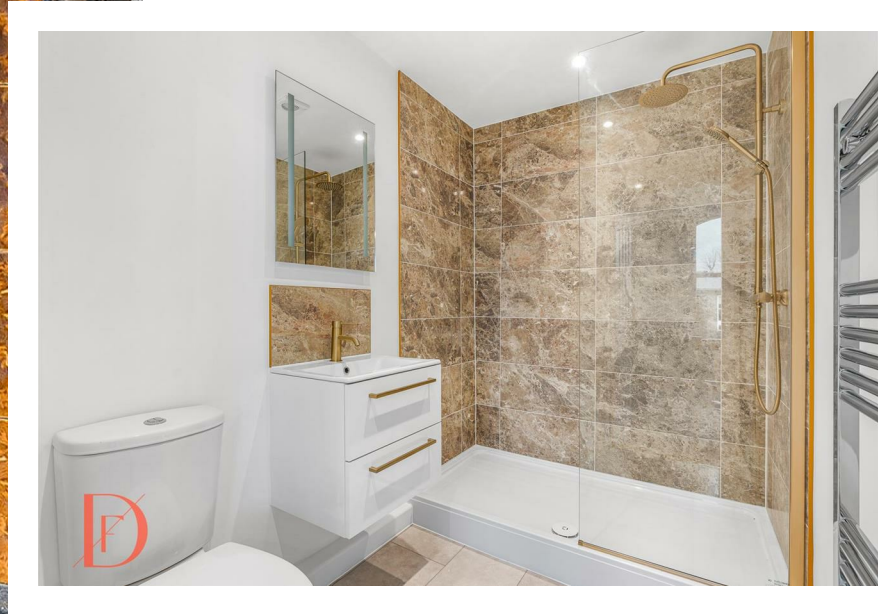
Chelmsford Road is extremely well located within walking distance to local shopping facilities and South Woodford Central line Station. Access into the ever-popular Epping Forest is located at the top of the road offering vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer.

Tenure Freehold
Council Redbridge Council





Your Next Chapter



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Total area: approx. 232.3 sq. metres (2500.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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WHY SOUTH WOODFORD?

South Woodford has the best of both worlds – it has excellent transport links and good green spaces. George Lane is the centre point, where you will find high street retailers and an abundance of independent shops including cafes, coffee shops, pubs and restaurants. A choice of supermarkets such as M&S, Waitrose and Sainsburys are all accessible. Easy access into The City and West End is served by South Woodford Central Line Station taking approximately 22 minutes to Liverpool Street. Epping Forest is on your doorstep with a sprawling area of woods. The largest public open space in London at almost 6000 acres offers multiple areas to go for a run, a bike ride or a Sunday stroll. In terms of schools there are a choice of both private and highly regarded state schools close by.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	89
(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	

