

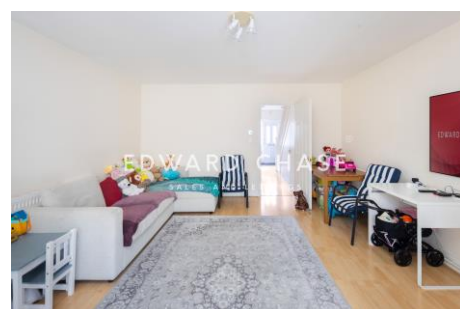


Cowslip Road London, E18 1JW

Edward Chase estate agency is delighted to present to the sales market this amazing 4 bedroom 3 bathroom semi detached house on Cowslip Road, South Woodford. This property is in superb condition throughout and would be an excellent choice for growing families searching for size, location and convenience. This property has several key features such as: - Gas central heating combination boiler - Large kitchen with ample storage - Spacious reception room leading into conservatory - Decked garden - 4 large bedrooms - 3 bathrooms and additional ground floor w/c - Parking on driveway and garage - Split over 3 floors - Double glazed windows throughout - Excellent amenities walking distance - Selection of schooling options - South Woodford Station with quick links into Central London

Tenure: This property is sold as a freehold property vacant possession chain free.

Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property

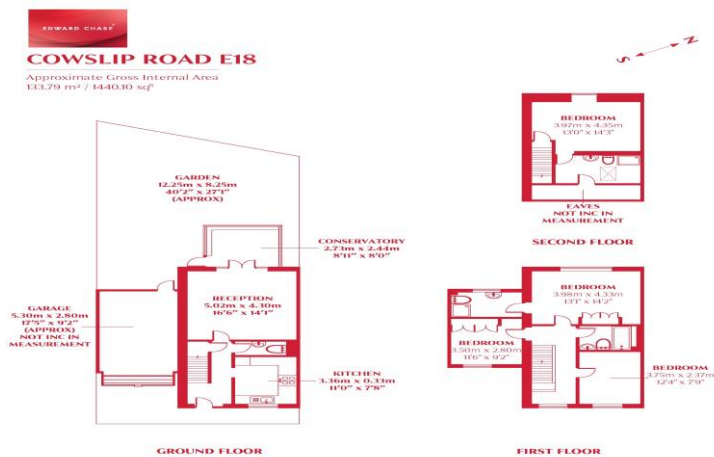


- Bright & Airy 4 Bedroom Semi Detached House Split Over 3 Floors
- All Rooms are Large with Master Fitted Wardrobes
- Great Location Walking Distance to South Woodford Station benefits from Local Amenities & Numerous Schooling Options
- Property Comes with 3 Bathrooms & Ground Floor W/C
- Driveway for Multiple Cars & Additional Private Garage for Storage or Parking
- EPC Rating C, Council Tax Band E, London Borough of Redbridge

Offers in Excess of £825,000

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Management service. If you would like a free property appraisal to gauge the rental potential, selling price or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site. DISCLAIMER Edward Chase estate agents is the seller's agent for this property. Your conveyance/surveyor is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.