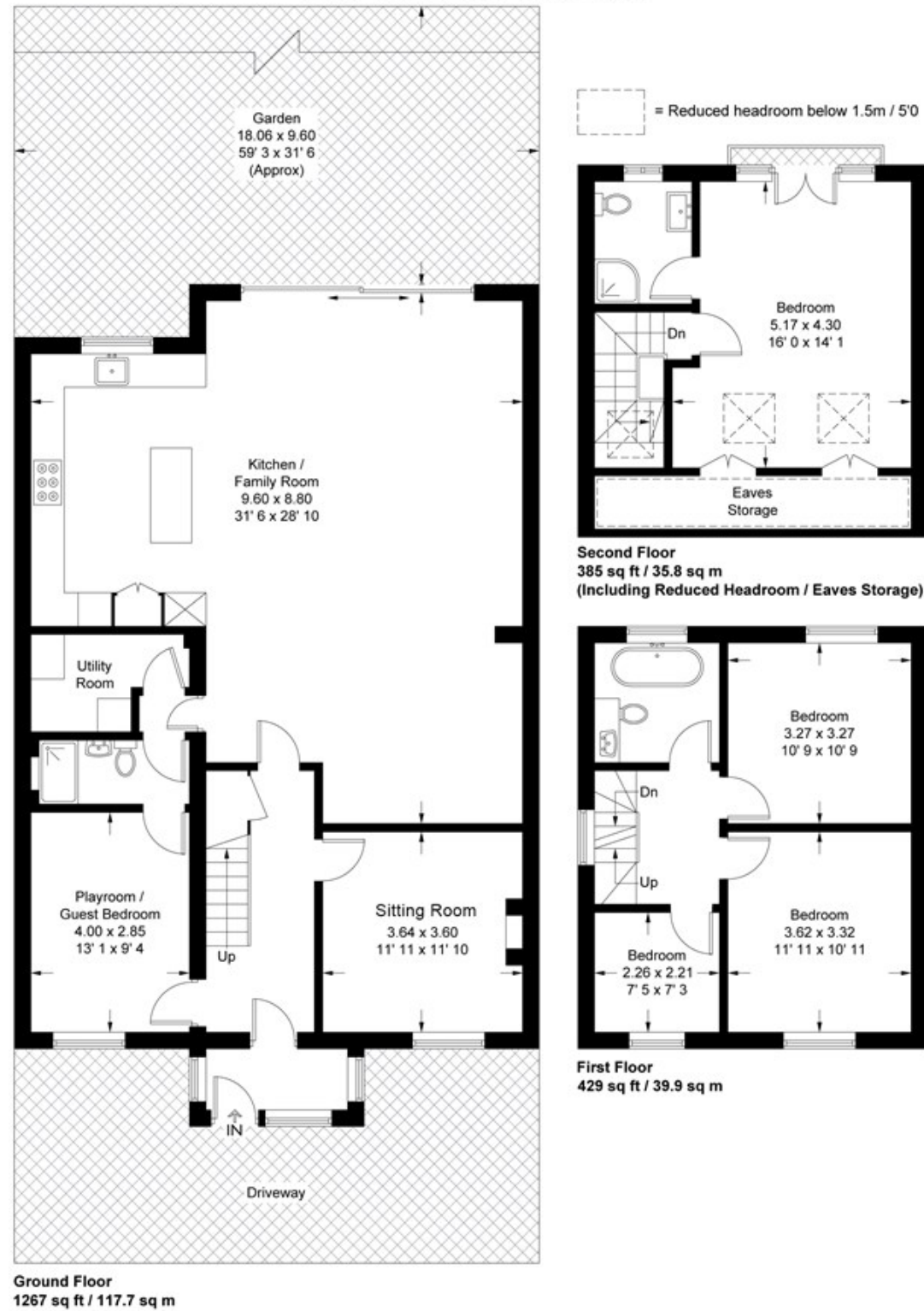


Charnwood Drive

Approximate Gross Internal Area = 2029 sq ft / 188.6 sq m
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 52 sq ft / 4.8 sq m
 Total = 2081 sq ft / 193.4 sq m



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.



Charnwood Drive, South Woodford

£3,700 PCM

- Five Bedrooms
- Modern Family Bathroom
- Stunning 31' x 29' Kitchen/Family Room
- Ground Floor Bedroom With En-Suite
- Pretty Garden
- Two En-Suite Shower Rooms
- Elegant Sitting Room
- Utility Room
- Underfloor Heating
- Off Road Parking

Charnwood Drive, South Woodford

Petty Son & Prestwich are privileged to present this stunning five bedroom/three bathroom home of some 2029 sq ft set in a sought after tree lined turning on the Nightingale Estate.



Council Tax Band: E



Petty Son & Prestwich are privileged to present this stunning five bedroom/three bathroom home of some 2029 sq ft set in a sought after tree lined turning on the Nightingale Estate.

Accommodation is arranged over three floors with the superb 9.6 x 8.8m kitchen/ family room being the hub of the home. This family home is ideally located for the high achieving, 'outstanding' Ofsted rated Nightingale School (0.1 miles). Withing walking distance are Wanstead High Street and George Lane that offers a vast array of independent shops, boutiques, excellent restaurants and coffee bars. Perfect for city commuters, 0.6 miles to South Woodford Central and 0.7 miles from Snaresbrook Central and Wanstead High Street.

Having been subject to considerable expenditure by the current owners the house has been extended to the rear and into the loft. Once inside, the space and standard of accommodation offered can be fully appreciated. The welcoming entrance hallway with carved spindle balustrading boasts tiled flooring with under floor heating which flows seamlessly through the ground floor of the house. To the front of the property you will find an elegant sitting room with pretty feature plus a ground floor bedroom with en-suite shower room, lending itself well for use by guests or elderly relatives.

The kitchen/family room is truly breath taking being 9.6 x 8.8 m and enjoying pretty garden views from the patio doors. The kitchen is fitted with a comprehensive range of cabinets including a centre island complemented by high quality integrated appliances, granite work surfaces and splash backs. This area offers the perfect space for large family gatherings and parties. A useful utility room completes the ground floor accommodation.

On the first floor there are three bedrooms, two doubles and one single which could be used as a home office if required. The beautiful fully tiled bathroom is fitted with a white suite boasting a roll top claw foot bath, vanity unit and heated towel rail. The loft provides the principle bedroom with en-suite shower room and features a Juliette balcony enjoying stunning far reaching views.

A generously sized garden of 59'x 31' commences with a patio area and is mainly laid to lawn being well stocked with a variety of trees including plum, apricot, pear, cherry and apple. The paved front driveway provides off road parking.

Transport links, as well as the Central Line Stations, include road links to the M11, M25 and North Circular.

AVAILABLE 23rd SEPTEMBER

UNFURNISHED

EPC RATING: E47

COUNCIL TAX BAND E

1 WEEKS HOLDING DEPOSIT - £853.84

5 WEEKS DEPOSIT - £4269.23

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019*

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contact (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

KITCHEN/FAMILY ROOM

31'6" x 28'10"

SITTING ROOM

11'11" x 11'10"

PLAYROOM/GUEST BEDROOM

13'1" x 9'4"

BEDROOM ONE

11'11" x 10'11"

BEDROOM TWO

10'9" x 10'9"

BEDROOM THREE

7'5" x 7'3"

BEDROOM FOUR

16'0" x 14'1"