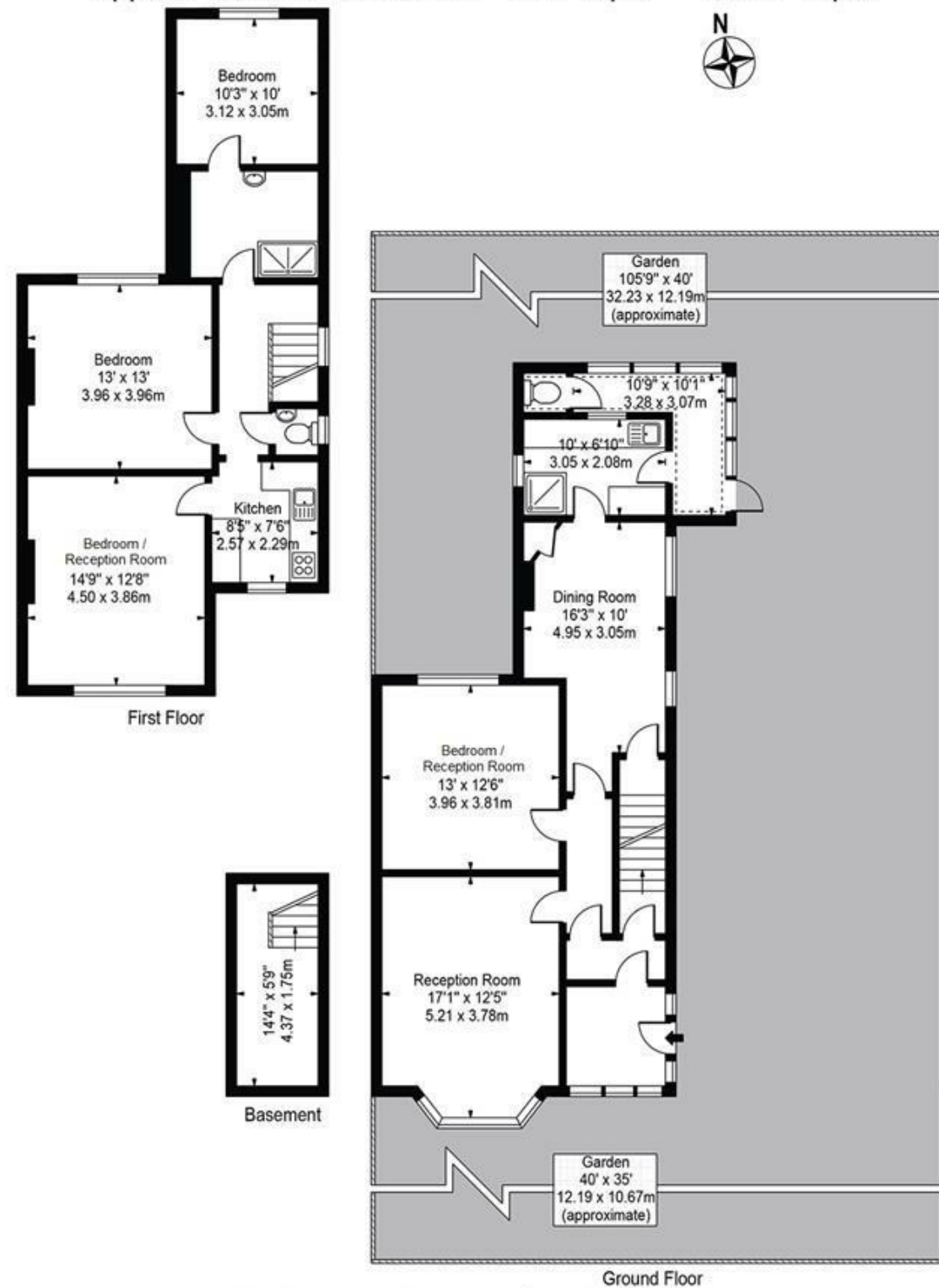


## Gordon Road

Approx. Gross Internal Area 1625 Sq Ft - 150.97 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Gordon Road, South Woodford Offers In Excess Of £685,000 Freehold

- Period, semi-detached house
- In need of modernisation
- Currently set up as two flats
- Opportunity as investment or as one family dwelling
- Close to a range of excellent schools and nurseries
- Huge plot with large frontage, side plot and rear garden in excess of 100 feet
- Potential to hugely extend/develop (STPC)
- Registered under one title with Land Registry
- 0.6 Miles from South Woodford Station
- Chain free



# Gordon Road, South Woodford

**\*SOLD BY PETTY SON & PRESTWICH\* \*\*CASH BUYERS ONLY\*\*** Petty Son & Prestwich are delighted to offer for sale this three double bedroom semi-detached period home, set on a huge plot with a 40 foot frontage, large side plot and garden in excess of 100 feet.



Council Tax Band: C



CASH BUYERS ONLY - The sellers are seeking buyers who do not require a residential mortgage due to the property's configuration as two flats.

In need of modernisation but offering huge potential to greatly extend and improve without compromising on outside space, this semi-detached home offers someone the opportunity to build their dream home in the sought after postcode of E18. Located 0.6 miles from South Woodford Central Line Station and George Lane with its eclectic mix of shops, bars and restaurants transport links are within easy reach, whilst sought after local schools such as Oakdale Junior School (0.4 miles) and Churchfields Junior school (0.5 miles) are also close by. Roding Valley Country Park and Epping Forest area a short drive and offer fantastic space for endless exploring on bike or foot.

The home itself is registered as one title with the Land Registry but has been split into two flats, providing opportunity for someone to use it in the same way and rent both properties' out, or live in one whilst renting the other. There is also the obvious opportunity to create one dwelling and improve it by renovating it or look to extend it (STPC) as the plot it resides on is considerably bigger than a large number of those in the area. Currently a secure porch provides access to two doors, one leading to the first floor and the other to the ground floor. The first floor comprises three four rooms; two used as bedrooms, one as a shower room with sink and the fourth a reception. A separate W.C and kitchen complete this floor. The ground floor comprises three rooms; a dining room, reception room and bedroom, in addition to a separate W.C and utility room. The first floor has access to a loft with the ground floor access to a cellar, both of which are handy storage space.

Externally there is a large and very well maintained private garden which enjoys a good deal of privacy thanks to the mature surrounding shrubs and trees. The frontage, side plot and rear garden are exceptionally generous, offering within reason unparalleled potential to extend the home in a number of ways (STPC) in addition to adding a large outbuilding(s) without compromising too heavily on garden space. This home offers huge potential

and is offered to market chain free.

EPC Rating: G1  
Council Tax Band: C

**Reception Room**  
17'1" x 12'4"

**Reception Room/Bedroom**  
12'11" x 12'5"

**Dining Room**  
16'2" x 10'0"

**Bedroom / Reception Room**  
14'9" x 12'7"

**Bedroom**  
12'11" x 12'11"

**Bedroom**  
10'2" x 10'0"