



3 Bedroom House - Terraced
located on Elmhurst Drive, London
£600,000

UP Estates



£600,000

- No Forward Chain
- Prime South Woodford Location
- Three Bedroom Family Home
- Wrap Around Extended Kitchen/Dining
- Quiet Cul De Sac
- Council Tax Band D

**** No Onward Chain - Prime Location - Three Bedroom Family Home - Extended To The Rear ****

Nestled in a cul-de-sac, this charming bay-fronted family home offers the perfect blend of suburban living and city convenience. Just a few minutes' stroll will take you to South Woodford Central Line Station, putting Central London and the wider area at your fingertips as well as getting you into London Liverpool Street in around twenty minutes. While the bustling George Lane with its vibrant mix of shops, cafés, and restaurants is also right on your doorstep. There's also a cinema, post office and library nearby. If you travel frequently by car, you have easy road access to the A406, M11 & M25. The property is also not that far from some green open spaces such as Epping Forest.

For families, the location couldn't be better – You'll find an excellent selection of schools nearby, including the highly regarded Churchfields (within school catchment and rated Outstanding by Ofsted) and Oakdale Primary Schools, both just a short walk away.

This extended three-bedroom home briefly comprises; mature front garden, entrance hall, living room, extended kitchen flow around to dining room and private rear garden to the ground floor. Upstairs, you'll find three bedrooms, and the family bathroom. To the rear of the property is the mature garden. With its well-proportioned layout and scope for further improvement, this home provides an exciting opportunity to put your own stamp on a property in one of South Woodford's most desirable spots.

Additional highlights include:

- Prime cul-de-sac location
- No onward chain for a smooth and speedy move
- Excellent transport links via Central Line
- Fantastic potential to further enhance and add value

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

We are required under the Estate Agent Act 1979 and Provision of Information Regulations 1991 to make you aware that the client we are acting for on the sale of this property is a Connected Person as defined by that Act.

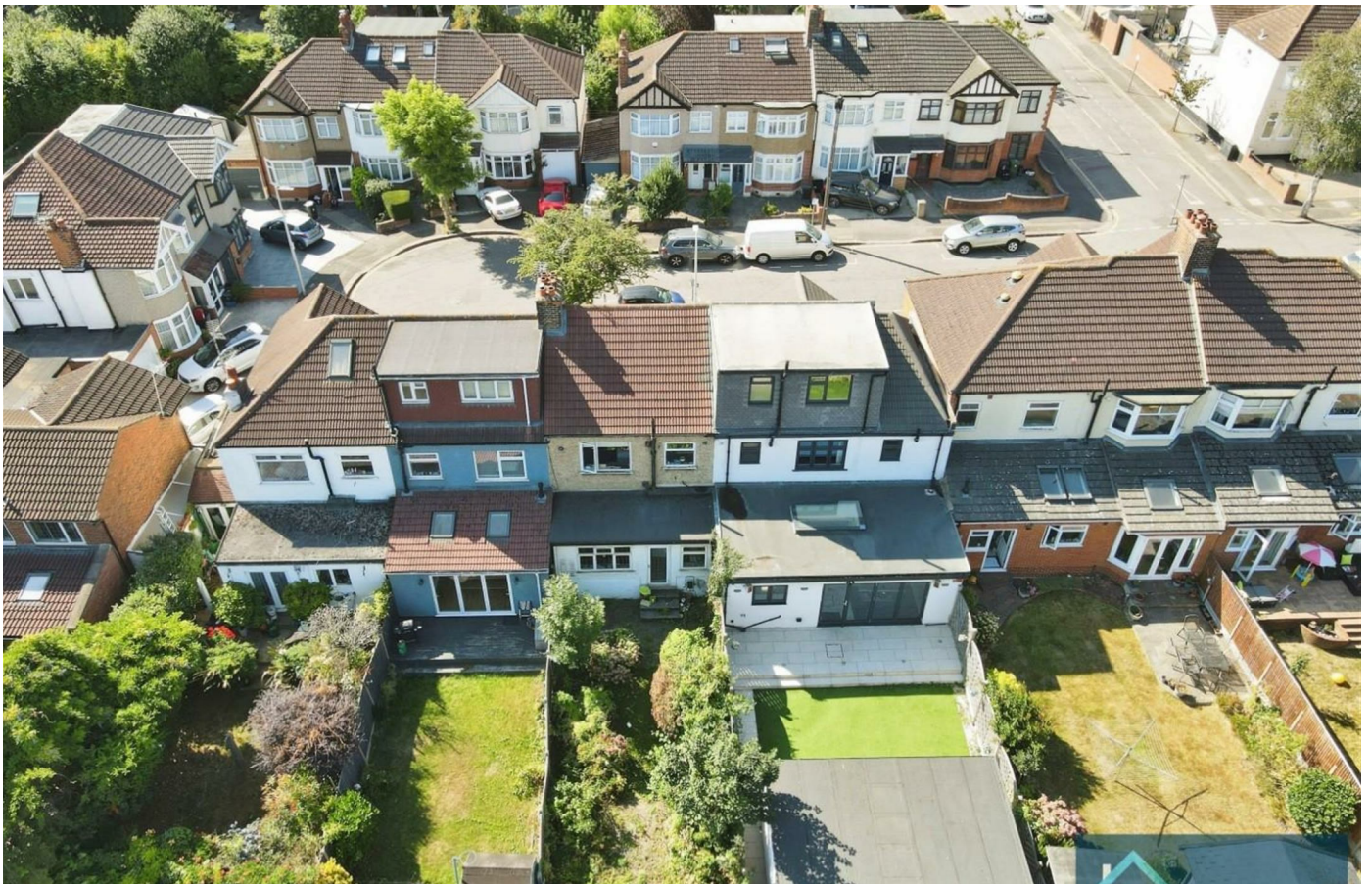


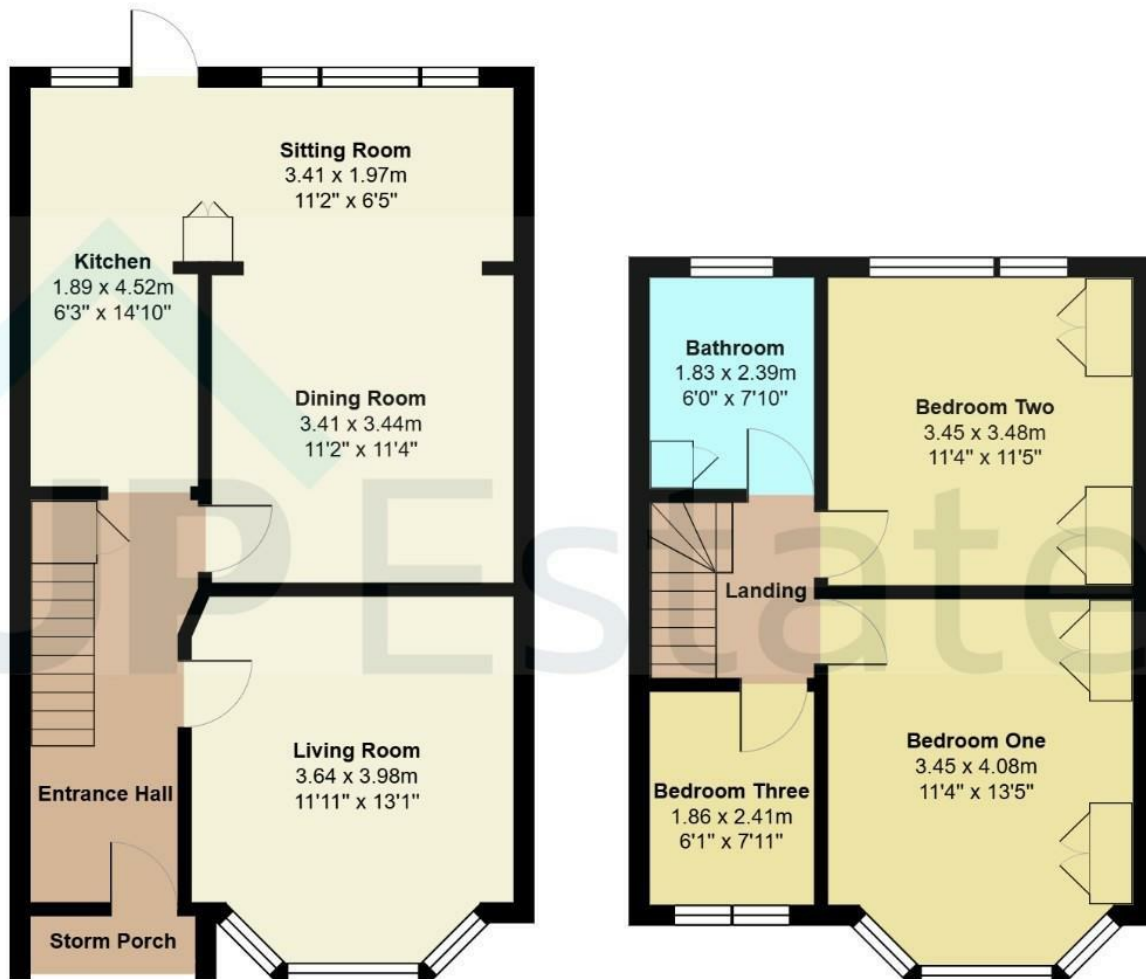






Elmhurst Drive, South Woodford, London





Total Area: 93.5 m² ... 1007 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780

 **UP** Estates