



## **Fullers Road, South Woodford, E18 2QB**

**£1,250,000 Freehold**

Situated on Fullers Road in South Woodford, this charming period residence offers a delightful blend of classic elegance and modern comfort. With its high ceilings, ornate cornices, and large windows, the property exudes a warm and inviting atmosphere.

The spacious layout provides ample room for family living, with well-proportioned rooms that can be adapted to suit your lifestyle. There are 3 receptions, kitchen, laundry room and w.c. on the ground floor, 3 bedrooms and bathroom on the 1st floor and 2 bedrooms with a further bathroom on the 2nd floor. Natural light floods through the windows, enhancing the beauty of the period details while creating a bright and airy environment. The house is ideally situated in a sought-after area, known for its vibrant community and excellent local amenities and is well situated for admission to local outstanding primary and secondary schools as well as several independent schools.

Residents will appreciate the convenience of nearby transport links, making commuting to central London a breeze. South Woodford offers a variety of shops, cafes, and restaurants, ensuring that all your daily needs are within easy reach. Additionally, the surrounding green spaces provide a perfect escape for leisurely walks or outdoor activities.

We recommend an internal viewing of this delightful family home. Telephone or email us to arrange an appointment. 0208 530 4646 email: sales@peterandrews.net

### Reception Hallway

19'5" x 6'3" (5.93 x 1.91)

### Reception Room

14'10" x 12'10" (4.54 x 3.93)

### Reception Room

16'8" x 12'10" (5.09 x 3.93)

### Dining Room

15'11" x 9'2" (4.87 x 2.80)

### W.C.

4'0" x 2'10" (1.23 x 0.88)

### Laundry Room

6'4" x 4'5" (1.94 x 1.36)

### First Floor Landing Area

6'4" x 4'5" (1.94 x 1.36)

### Bedroom

15'2" x 10'5" (4.63 x 3.19)

### Bedroom

13'3" x 11'5" (4.05 x 3.49)

### Bedroom

8'0" x 6'11" (2.46 x 2.13)

### Bathroom

8'8" x 5'6" (2.65 x 1.70)

### 2nd Floor Landing Area

9'9" x 3'2" (2.99 x 0.99)

### Bedroom

12'5" x 8'2" (3.79 x 2.51)

### Bedroom

13'6" x 8'3" (4.12 x 2.52)

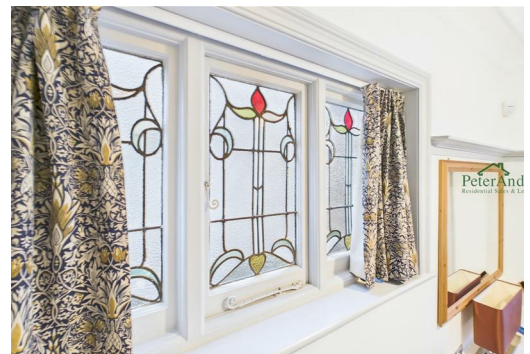
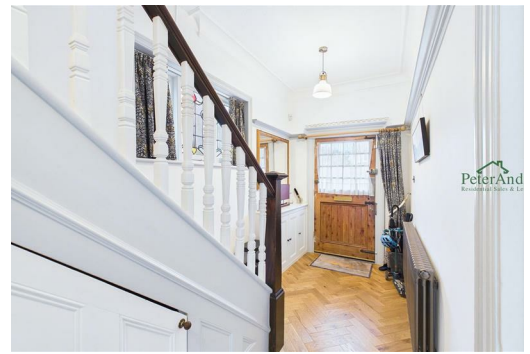
### Bathroom

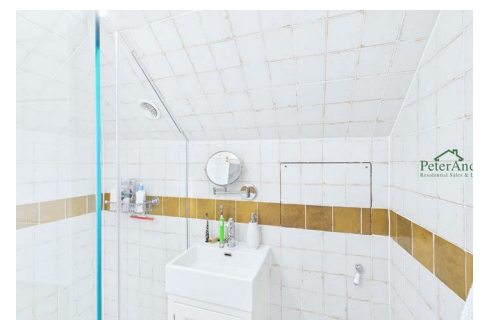
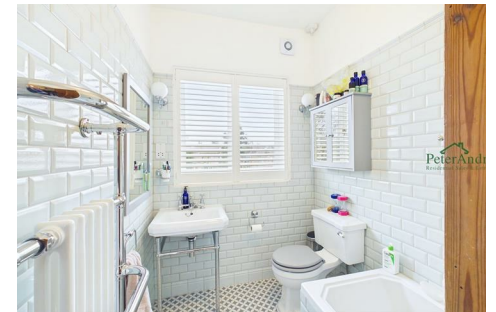
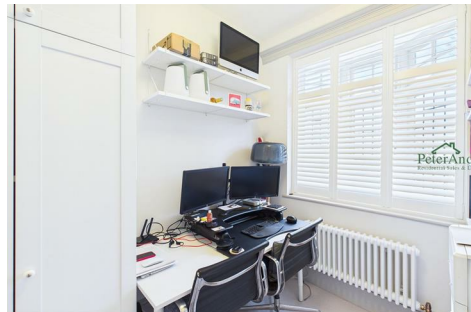
6'1" x 3'4" (1.87 x 1.03)

### Rear Garden

### Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		48	63
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Floor 1

Floor 2

**Peter Andrews**  
Residential Sales & Lettings

**Approximate total area\***

1700 ft<sup>2</sup>  
157.9 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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