



Mulberry Way, South Woodford, E18 1ED

£799,950 Freehold

Situated in Mulberry Way, South Woodford, this charming end-terrace house is offered for sale with no onward chain! With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting through lounge and dining area provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The kitchen and breakfast room is a delightful space, designed for both functionality and comfort, making it an excellent spot for family meals. Additionally, the property boasts a cellar equipped with lighting and power.

The house benefits from double glazing throughout, a new gas boiler complete with a ten-year guarantee alongside a new roof, providing peace of mind for future maintenance.

The delightful rear garden provides mature trees/shrubs, raised beds, timber storage shed, rear seating area, Good size workshop to rear with power & light, outdoor taps and w.c.

Situated just a few minutes' walk from South Woodford Station and the vibrant George Lane, this property enjoys an excellent location with easy access to local amenities, Oakdale infants and junior schools, shops and transport links, including the M11 and A406. This home is a wonderful opportunity for those looking to settle in a sought-after area of London, combining comfort, style, and practicality.

LAUNCH DAY SATURDAY 16th MAY. Call or Email for a viewing appointment.

Reception Hallway

20'9" x 4'9" (6.35 x 1.47)

Reception (front aspect)

11'6" x 10'11" (3.53 x 3.34)

Dining Area (rear aspect)

10'9" x 9'8" (3.30 x 2.95)

Kitchen/Breakfast Room

21'0" x 9'4" (6.41 x 2.85)

First Floor Landing Area

6'10" x 5'0" (2.10 x 1.53)

Bedroom One

13'1" x 11'4" (4.00 x 3.47)

Bedroom Two

9'10" x 9'2" (3.00 x 2.81)

Bedroom Three

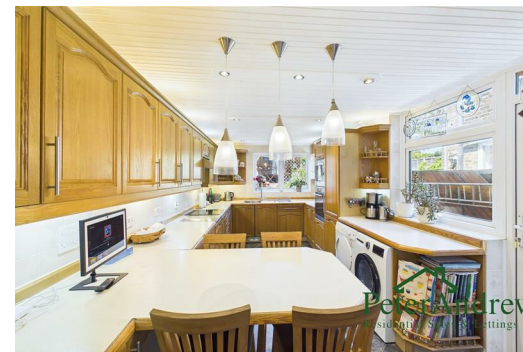
9'3" x 8'7" (2.84 x 2.62)

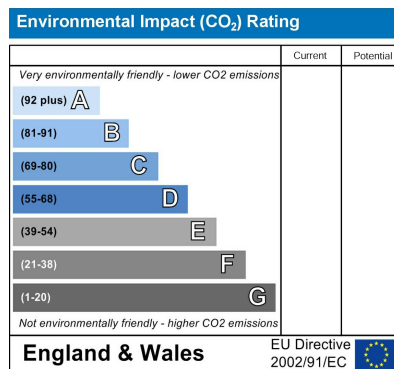
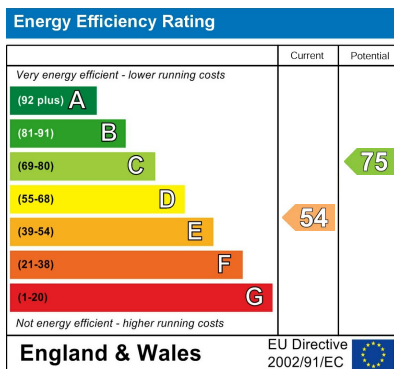
Bath/Shower Room

9'8" x 5'10" (2.96 x 1.80)

Disclaimer

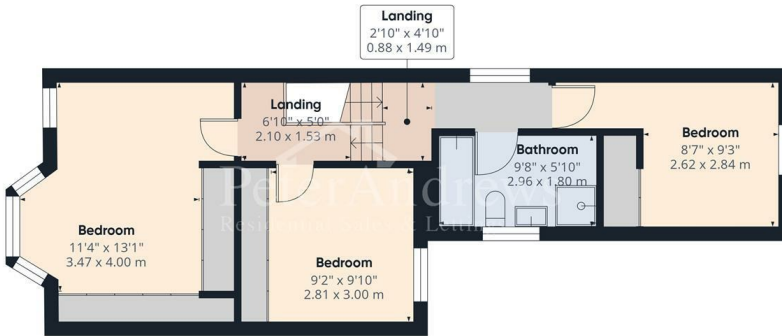
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1044 ft²
97 m²

Reduced headroom

12 ft²
1.1 m²

(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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