



Victoria Road, South Woodford. E18 1LJ.



PRICE
£625,000
To
£650,000

Transport Information

0.1 Miles to South Woodford Central Line Station which is 3 minutes walk away

What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- **Three Bedroom Semi-Detached House**
- **Through Lounge**
- **Great Investment Potential**
- **Unbeatable Location**
- **Chain Free**



These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.



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Guide Price: £625,000 to £650,000 F/H

Please be aware this is a sale by tender property and the prospective purchaser may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Situated in one of South Woodford's most desirable locations is this attractive period family home that is being offered chain free and is a perfect canvas for someone to put their own stamp on.

Victoria Road is perfectly situated close to the Central Line station giving direct access into the City and West End and is also within walking distance of George Lane and Wanstead's High Street shops, coffee bars and restaurants.

Maintained to a good standard, the ground floor of this property offers great family accommodation with a through lounge which could be reverted back into two reception rooms, plus the spacious kitchen and you also have the bathroom with separate toilet.

The first floor boasts a very large bedroom with bay window at the front of the property, then two more double rooms. The garden offers a secluded retreat with some established plants and plenty of room to enjoy the outside space.

A viewing is highly recommended to appreciate the many fine features of this home

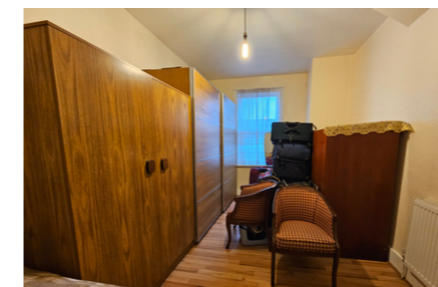
Council Tax Band: E

Council: Redbridge

Maximum Council Tax Fee Payable: £2,554.29

What the owner says...

We love this area, there are so many shops nearby and the buses and tubes are very convenient.



Accommodation

Reception Room

25' 2" x 11' 9" > 11' 2" (7.67m x 3.58m > 3.40m)

Kitchen

14' 2" x 8' 11" (4.32m x 2.72m)

Bathroom

6' 0" x 5' 11" (1.83m x 1.80m)

WIC

6' 1" x 2' 7" (1.85m x 0.79m)

Garden

30' 0" (9.14m)

1st Floor

Bedroom One

14' 6" x 13' 11" (4.42m x 4.24m)

Bedroom Two

14' 1" x 9' 1" (4.29m x 2.77m)

Bedroom Three

10' 10" x 9' 2" (3.30m x 2.79m)