



**Kempsters**  
ESTATE AGENTS

220 Southend Road  
Woodford Green IG8 8QH

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Guide price  
**£500,000**

**Guide Price £500,000-£510,000.** This spacious three bedroomed semi detached house is situated in a popular and convenient location within walking distance of South Woodford station and offering easy access to the North Circular. Features include a large lounge, L-shaped kitchen/diner, approx 40' rear garden, garage and two parking spaces plus no onward chain.



- Lounge 28'6 x 12'2
- L-Shaped Kitchen/Diner 17'7 x 11'4 plus 12'7 x 6'5
- Bedroom One 14'11 x 11'2
- Bedroom Two 13'9 x 11'
- Bedroom Three 7'11 x 6'3
- Family Bathroom
- Rear Garden Approx 40'
- Garage Plus Two Parking Spaces
- No Onward Chain
- Popular And Convenient Location



### ENTRANCE PORCH

Double glazed windows to front and side, textured ceiling, fitted carpet. Opaque glazed door leads to:

### ENTRANCE HALL

Access to first floor, built-in under stairs storage cupboard, radiator, fitted carpet.

### LOUNGE

28'6 x 12'2 (8.53m'1.83m x 3.66m'0.61m)

Double glazed bay window to front, coved ceiling, two radiators, power points, fitted carpet.

### L-SHAPED KITCHEN/DINER

17'7 x 11'4 plus 12'7 x 6'5 (5.18m'2.13m x 3.35m'1.22m plus 3.66m'2.13m x 1.83m)

Opaque glazed windows to side, double glazed windows and double glazed door lead to rear garden, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for electric cooker, ample further appliance spaces, built-in larder cupboard, part tiling to three walls, radiator, power points, vinyl flooring to kitchen area, fitted carpet to dining area.

### FIRST FLOOR LANDING

Opaque double glazed window to side, access to loft space, power points, fitted carpet.

### BEDROOM ONE

14'11 x 11'2 (4.27m'3.35m x 3.35m'0.61m)

Double glazed bay window to front, range of fitted wardrobes, radiator, power points, fitted carpet.

### BEDROOM TWO

13'9 x 11' (3.96m'2.74m x 3.35m')

Double glazed window to rear, radiator, power points, fitted carpet.

### BEDROOM THREE

7'11 x 6'3 (2.13m'3.35m x 1.83m'0.91m)

Double glazed window to front, radiator, fitted carpet.



### BATHROOM

Opaque double glazed window to rear, coved and textured ceiling, suite comprising bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin and low flush toilet, cupboard, tiled walls, radiator, tiled floor.

### REAR GARDEN

in excess of 40' (in excess of 12.19m')

Immediate patio area, steps to lawn with shrub borders, outside lighting, fence surround. Door to:

### DETACHED GARAGE

Approached via shared driveway. Further parking space in front.

### FRONT GARDEN

Brick paved providing off road parking.













