



Mulberry Way, South Woodford, E18 1ED

Guide Price £750,000 Freehold

GREAT LOCATION. THREE BEDROOM END TERRACE VICTORIAN HOME WITHIN A FEW MINUTES WALK OF SOUTH WOODFORD CENTRAL LINE STATION.

This charming house is offered for sale by its present owners with NO ONWARD CHAIN. With three well-proportioned bedrooms and family bathroom including separate shower. Ground floor offers good size through lounge/diner, large kitchen breakfast room and cellar providing storage space.

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.

A short walk from the property will find you in South Woodford's high street with it's variety of local shops, restaurants, bars, coffee houses, cinema and supermarkets. The property is also very convenient for Oakdale infants and junior schools or Jump in the car and you are within two minutes drive to major transport links, including the M11 and A406.

Call or Email for a viewing appointment today. 020 8530 4646

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

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.



