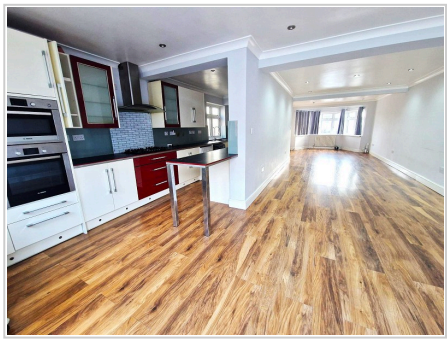
Southend Road
Woodford Green IG8 8QH

£545,000











- Spacious Living Room
- Extended Dining Room
- Large Modern Kitchen
- Appliances Included
- G/F Cloakroom WC
- First Floor Family Bathroom
- First Floor Separate WC
- 3 Generous Size Bedrooms
- Gas Central Heating
- Off Road Parking

Ref: PRA10776

Viewing Instructions: Strictly By Appointment Only

0

General Description

LARGE EXTENDED 3 BEDROOM FAMILY HOUSE: This spacious semi detached house is in excellent condition and offers large rooms throughout and situated within the Beal High School catchment area. A great family house CALL NOW

Accommodation

Hallway

Cloakroom/w.c

Living/Dining Room (41' 8" x 12' 2") or (12.70m x 3.72m)

Impressive Kitchen/Diner (21' 11" x 6' 10") or (6.68m x 2.09m)

Landing

Bedroom 1 (15' 1" x 11' 4") or (4.59m x 3.45m)

Bedroom 2 (13' 7" x 11' 0") or (4.15m x 3.35m)

Bedroom 3 (8' 0" x 6' 2") or (2.43m x 1.89m)

Family Bathroom

Separate Wc

Private Rear Garden



Off Road Parking

Services

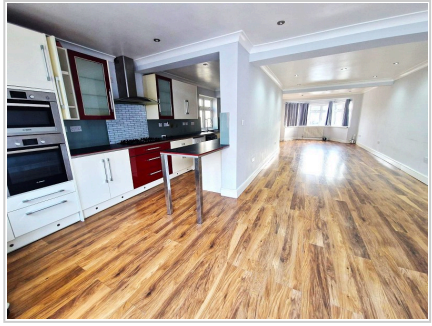
EPC Rating:61

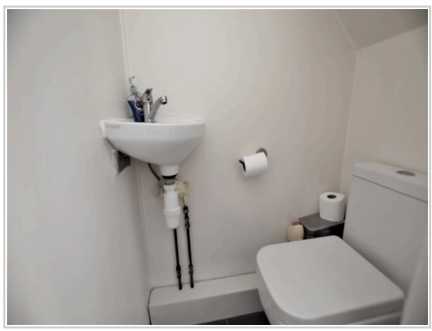
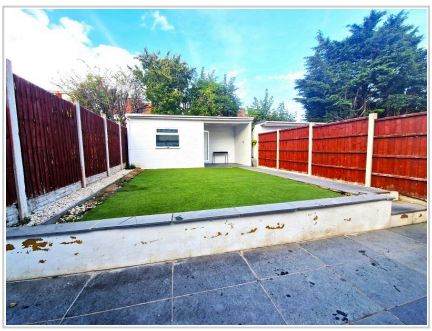
Tenure

We are informed that the tenure is Freehold

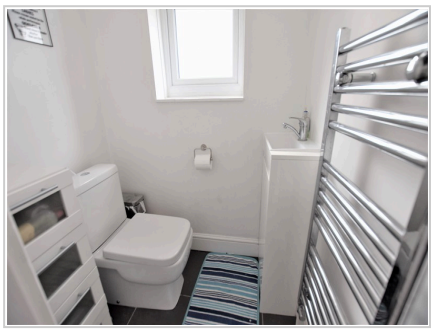
Council Tax

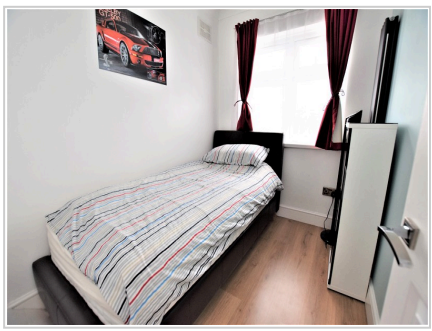
Band Not Specified








All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.