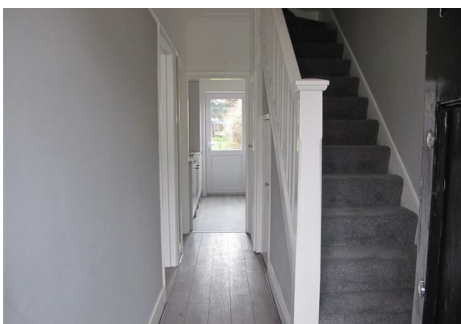




Grove Hill, South Woodford, E18 2JB

£1,800 PCM

Lovely family home! Three Bedrooms, two receptions, modern fitted kitchen with appliances, bathroom with shower cubicle and separate w.c. The property has recently been completely refurbished throughout and is situated within walking distance of George Lane and South Woodford Station. Immediate availability. Telephone 020 8530 4646 to arrange a viewing.



Entrance

Open canopied porch with main entrance door to:-

Reception Hall

Laminate flooring, radiator, stairs to first floor accommodation and understairs cupboard housing washing machine.

Lounge

14'6" x 12'11" (4.439 x 3.949)

Double glazed window to front aspect, fitted carpet and radiator.

Reception Two

15'6" x 11'3" (4.743 x 3.449)

Double glazed French doors with side glazed panels opening to garden, laminate floor and radiator.

Kitchen

8'10" x 7'2" (2.715 x 2.189)

Range of modern high gloss wall, base and drawer units, work surface area incorporating electric hob with oven beneath, stainless steel single drainer sink unit with mixer tap, integrated fridge/freezer and dishwasher, laminate flooring and double glazed door with side window opening to garden.

Bedroom One

14'11" x 11'1" (4.553 x 3.385)

Double glazed window to front aspect, fitted carpet and radiator.

Bedroom Two

11'11" x 11'1" (3.645 x 3.387)

Double glazed window to rear aspect, fitted carpet and radiator.

Bedroom Three

7'4" x 7'3" (2.250 x 2.231)

Double glazed window to front aspect, fitted carpet and radiator.

Bathroom

9'0" x 4'6" (2.744 x 1.387)

Panel enclosed bath with mixer tap/shower attachment, half tiled walls, vanity wash hand basin, fully tiled shower cubicle and double glazed window to rear aspect.

Seperate WC

6'2" x 2'6" (1.900 x 0.767)

Half tiled walls, low level flush w.c. and double glazed window to rear aspect.

REAR GARDEN

APPROX 100 ft.



