



Gordon Road, London, E18

BUTLER  STAG



**Butler & Stag are delighted to offer this fantastic four bedroom, family home that is located in the heart of Woodford.**

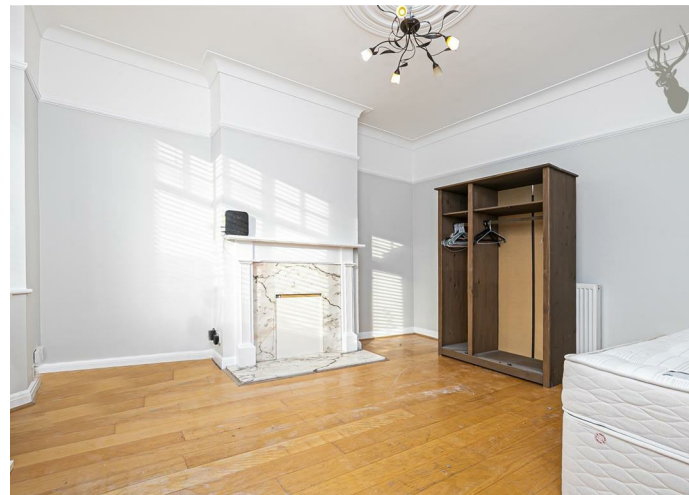


- Four Bedroom House
- Redecorated Throughout
- Private Garden
- Driveway
- Great Location
- Good Transport Links

The property offers a modern kitchen/diner, utility room downstairs W/C, separate reception room, four bedrooms, one en-suite shower room, fully tiled family bathroom, off street parking and a spacious well-maintained garden.

Gordon Road is ideally positioned close to South Woodford and Woodford Central Line Station with direct access further into City of London (Bank) 20 minutes. Also within close proximity to Wanstead and the ever popular George Lane with its comprehensive range of shops, eateries, bars and restaurants. Other local amenities include Odeon Cinema, Tesco superstore, Waitrose, variety of banks and post office. The area offers recreational facilities such as Roding Valley Park, South Woodford Cricket and Sports Club as well as Eton Manor Rugby Club. Local primary and secondary schools include both private and state.

Council Tax Band E

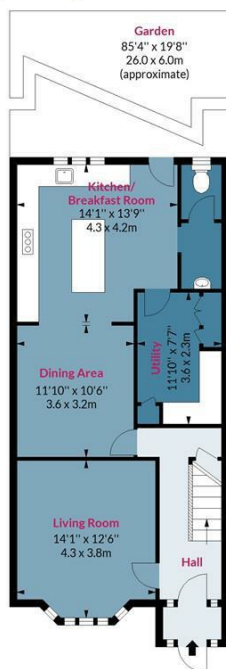




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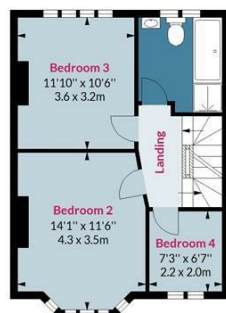
Approx. Gross Internal Area 1476 Sq Ft - 137.12 Sq M  
Approx. Gross Eaves Storage Area 53 Sq Ft - 4.92 Sq M  
Approx. Gross Total Area 1529 Sq Ft - 142.04 Sq M

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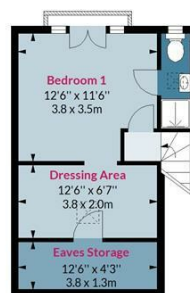
**Ground Floor**

Floor Area 747 Sq Ft - 69.40 Sq M



**First Floor**

Floor Area 462 Sq Ft - 42.92 Sq M



**Second Floor**

Floor Area 267 Sq Ft - 24.80 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

BUTLER & STAG

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.