



Waverley Road, London, E18

BUTLER  STAG



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

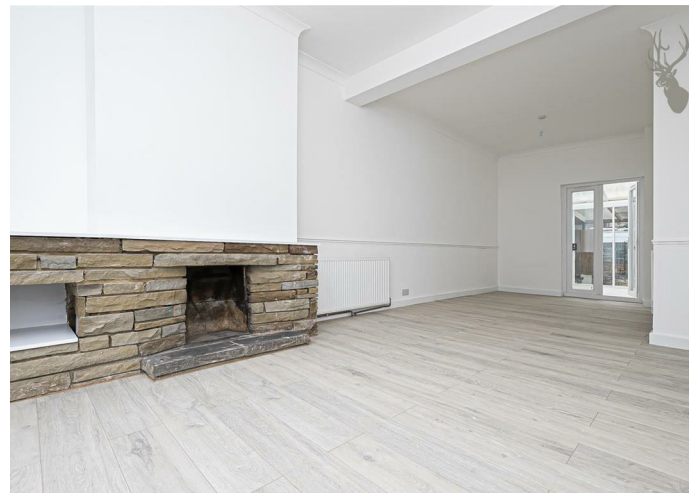


- Three Bedroom House
- Newly Refurbished
- Private Garden
- Great Location
- New Kitchen
- Good Transport Links

The property offers a modern kitchen, conservatory, downstairs W/C, separate reception room, three bedrooms, fully tiled family bathroom, and a spacious garden.

Waverly 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

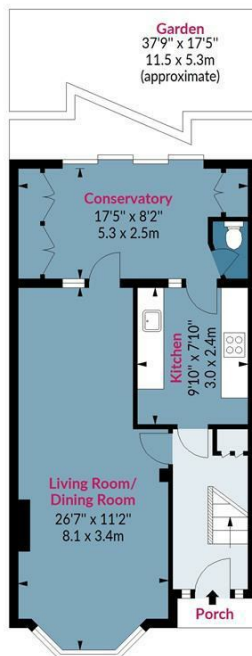




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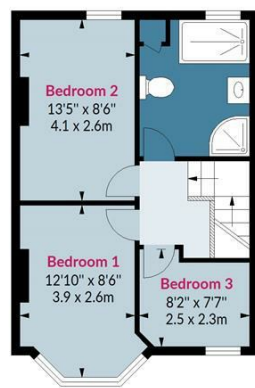
Approx. Gross Internal Area 999 Sq Ft - 92.81 Sq M

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Ground Floor

Floor Area 570 Sq Ft - 52.95 Sq M



First Floor

Floor Area 429 Sq Ft - 39.85 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

Date: 11/01/2023

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.