



Woodleigh, Churchfields, E18

£350,000 Leasehold

CHAIN FREE • POPULAR CHURCHFIELDS AREA • GREAT POTENTIAL TO IMPROVE • Duplex Flat • GARAGE-EN-BLOCK • PRIVATE PATIO LEADING TO COMMUNAL GARDENS • Double Glazed • Close To Local Schools, Shops & Restaurants



Stoneshaw

This 2 double bedroom duplex in Churchfields is chain-free, boasting a private patio, double glazing, and a garage-en-block. Ideal for enhancing, close to schools, shops, restaurants.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



- › CHAIN FREE
- › POPULAR CHURCHFIELDS AREA
- › GREAT POTENTIAL TO IMPROVE
- › Duplex Flat
- › GARAGE-EN-BLOCK
- › PRIVATE PATIO LEADING TO COMMUNAL GARDENS
- › Double Glazed
- › Close To Local Schools, Shops & Restaurants



Hall

Fitted carpet, security entrance phone, built in storage cupboard, stairs to 1st floor landing, doors to living room and kitchen.

Living Room

19' 6" x 10' 11" (5.94m x 3.34m)

Fitted carpet, electric storage heater, under stairs storage cupboard, double glazed sliding patio door to private patio area leading to communal gardens.

Kitchen

13' 3" x 6' 0" (4.04m x 1.82m)

Eye and base units, rolled edge work tops, 1 and a half bowl sink with mixer tap, space and plumbing for washing machine, electric oven and separate fridge and freezer, ceramic tiled splash backs, electric wall heater, double glazed window to rear aspect.

1st Floor Landing

Fitted carpet, doors to bedrooms and bathroom.

Bedroom 1

19' 3" x 10' 2" (5.88m x 3.11m)

with first measurement into cupboard recess. Fitted carpet, electric storage heater, fitted wardrobes, 2 built in cupboards with one housing hot water tank, double glazed window to rear aspect.

Bedroom 2

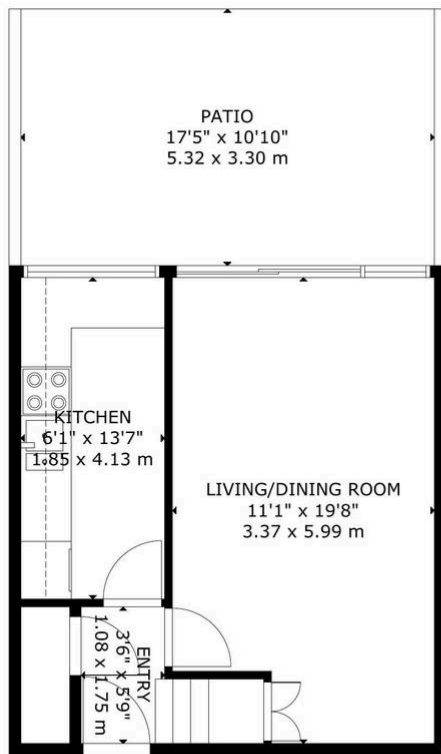
13' 4" x 6' 11" (4.06m x 2.12m)

Fitted carpet, electric storage heater, double glazed window to rear aspect.

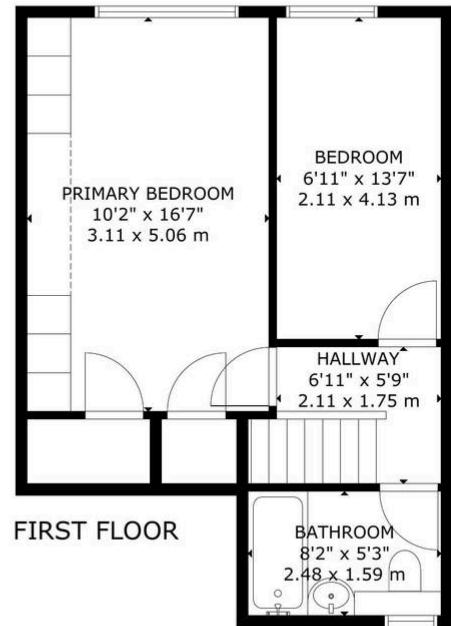
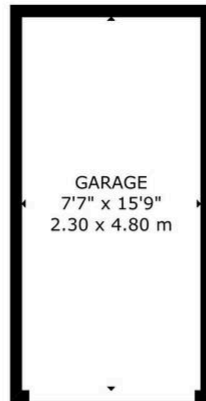
Bathroom

8' 2" x 5' 5" (2.50m x 1.64m)

3 piece suite comprising low level w/c, wash basin in vanity unit, panel enclosed bath with built in shower, ceramic tiled splash backs, fitted carpet, electric wall heater.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 68 m²/731 sq.ft
GROUND FLOOR: 32 m²/343 sq.ft, FIRST FLOOR: 36 m²/388 sq.ft
EXCLUDED AREAS: GARAGE: 11 m²/119 sq.ft, PATIO: 18 m²/189 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

