

# LAWLORs

SALES • LETTINGS • ELITE



**An extended Three Bedroom Mid-Terraced House  
with off-street parking to the front.**

**Purleigh Avenue, Woodford Green**

**TO VIEW | 020 8506 0828**





## IN BRIEF...

**Age:** 1950s / 60s

**Tenure:** Freehold

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

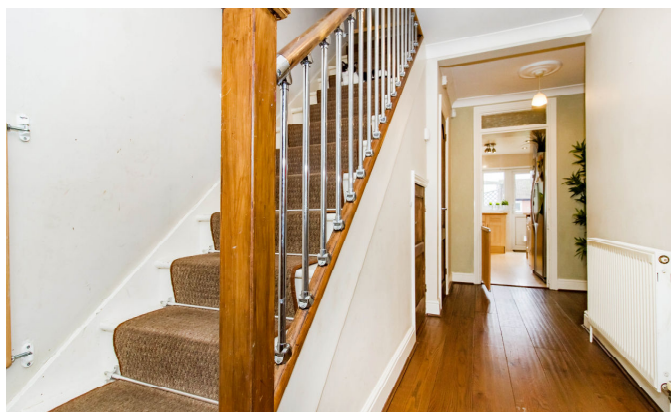
**Area:** 103.6 sq.mt / 1114.8 sq.ft

**Condition:** Well Presented

**Outside:** 45ft Rear Garden

**Parking:** Off Street Parking

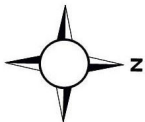
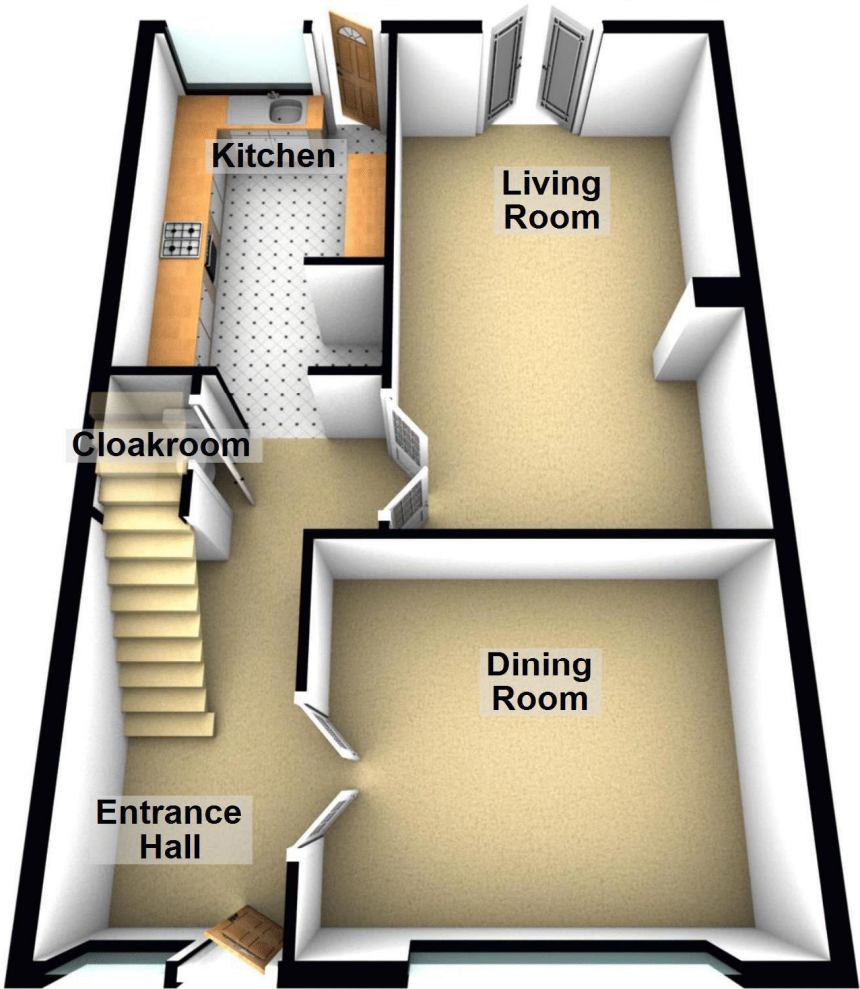
Lawlors are pleased to offer to the market this extended and spacious three bedroom mid-terraced house. Purleigh Avenue is conveniently situated to both Chigwell and Woodford Central Line stations as well as local shops and amenities. The accommodation offers a living room, dining room, guest cloakroom, fitted kitchen, three generous bedrooms and a principle bathroom. Externally, to the front of the property there is off-street parking as well as a side access leading to the secluded rear garden measuring approximately 45ft. An early viewing is highly recommended.



PLANS...

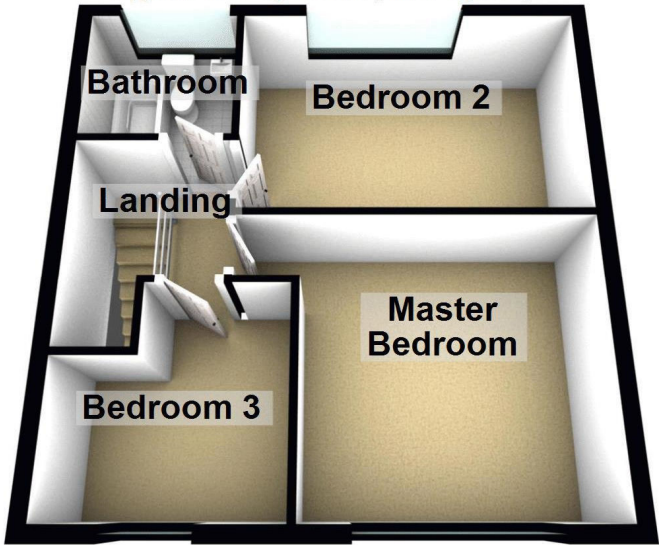
Ground Floor

Approx. 62.5 sq. metres (673.1 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 103.6 sq. metres (1114.8 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



DIMENSIONS...

Living Room	19' 2" x 11' 2" (5.84m x 3.40m)
Dining Room	14' 1" x 11' 9" (4.29m x 3.58m)
Kitchen	14' 0" x 8' 0" (4.26m x 2.44m)
Guest Cloakroom	4' 11" x 2' 9" (1.50m x 0.84m)
Master Bedroom	11' 11" x 11' 10" (3.63m x 3.60m)
Bedroom Two	14' 0" x 8' 9" (4.26m x 2.66m)
Bedroom Three	8' 8" x 8' 7" (2.64m x 2.61m)
Bathroom	6' 10" x 6' 10" (2.08m x 2.08m)
Garden	45' 0" x 26' 0" (13.71m x 7.92m)

MORE DETAILS...

EPC: C | Local Authority: London Borough Of Redbridge | Council Tax Band: D

EPC...

Energy Performance Certificate

19, Purleigh Avenue, WOODFORD GREEN, IG8 8DS

Dwelling type: Mid-terrace house

Reference number: 8407-7628-1340-1214-7996

Date of assessment: 14 August 2013

Type of assessment: ROSAP, existing dwelling

Date of certificate: 15 August 2013

Total floor area: 102 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,211

Over 3 years you could save £ 423

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 171 over 3 years	
Heating	£ 1,647 over 3 years	£ 1,413 over 3 years	
Hot Water	£ 330 over 3 years	£ 204 over 3 years	
Totals	£ 2,211	£ 1,788	<div>You could save £ 423 over 3 years</div>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(82 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

71

85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

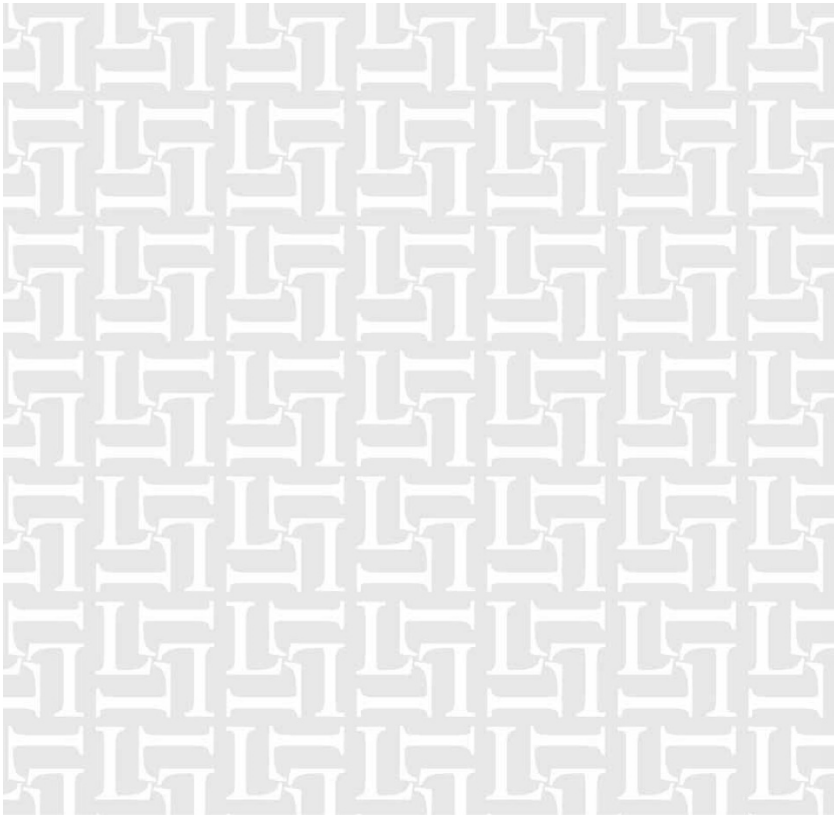
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 111
2 Low energy lighting for all fixed outlets	£50	£ 54
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 174

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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## NOTEWORTHY...

This property benefits from an extension to the rear providing a larger kitchen and living room.

## TO AVOID DISAPPOINTMENT...

Quality properties such as this are always in demand. Let us value your property at the earliest opportunity to avoid disappointment.

**Call for your free valuation**

020 8506 0828



## OUTSIDE...

Externally, to the front of the property there is off-street parking as well as a side access which leads to the rear garden being approximately 45ft and is mainly laid to lawn with a large patio area.



## LOCATION...

**Town centre:** Woodford Bridge Parade, Chigwell Road, Less Than 0.5 Miles

**Supermarket:** Tesco, Approx 2 Miles

**Sports centre:** Virgin Active (Repton Park), Less Than 0.5 Miles

## SCHOOLS...

Please visit [www.schoolsnet.com](http://www.schoolsnet.com) to locate appropriate schools (Property Postcode: IG8 8DS)

## TRANSPORT...

**Underground station:** Chigwell, Approx 1 Mile & Woodford, Approx 1.5 Miles

**Railway station:** Highams Park Station, Approx 3 Miles

**Motorway junction:** M11 Junction 4, A406 & A12, Approx 2 Miles

## AREA...



Woodford Sales, 457 High Road, Woodford Green, IG8 0XE  
Sales: 020 8506 0828 [woodford.sales@lawlors.co.uk](mailto:woodford.sales@lawlors.co.uk) [www.lawlors.co.uk](http://www.lawlors.co.uk)

AGENTS NOTES: With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form any part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electrical installation or any type of appliances which may be