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P R I M E R E S I D E N T I A L

P R E S E N T S

Cleveland Road, London



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Elliott James Prime Residential is delighted to announce the sale of this wonderful four-bedroom terraced property on one of South Woodford's most sought-after tree-lined roads. Boasting off-street parking and modern open plan living arrangements, this property is perfect for the modern-day family.

The accommodation of this superb family home is arranged over three floors. Upon entering the property, you are greeted with a capacious open plan living space. It features multiple living areas along with a modern fully fitted kitchen centred around a stunning central island. To the rear of this open plan space, you are greeted with stunning Velfac triple-glazed sliding doors which open onto the rear patio. The garden is made up of mostly laid to lawn and is south-east facing. The ground floor also benefits from a cloakroom with heated towel rail, underfloor heating and a state-of-the-art Voltek Fire Suppression System.

The first floor features the principle double bedroom with fitted wardrobes and modern en suite and a large living room with double doors leading onto the balcony. This could also be re-organised into another spacious double bedroom. The top floor landing leads to two further double bedrooms one of which features bespoke built in storage, a study/single bedroom and a family bathroom.

Cleveland Road is just a short stroll from George Lane with its plethora of eateries, supermarkets and local bars & restaurants. Also close by is South Woodford Central Line Station (Liverpool St in under 20 mins) and several well-regarded schools.

Viewing is strictly by appointment only.



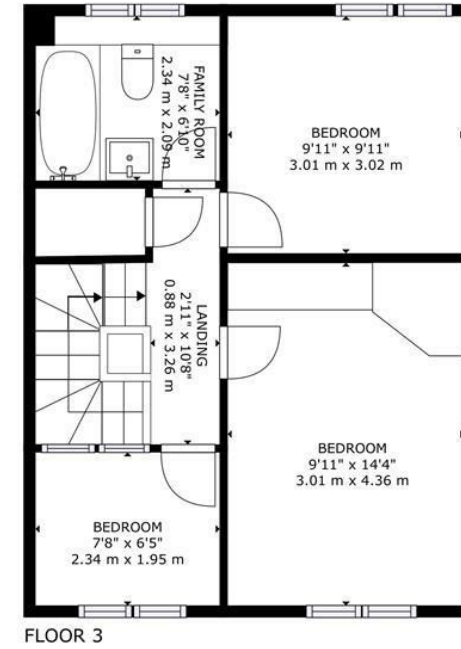
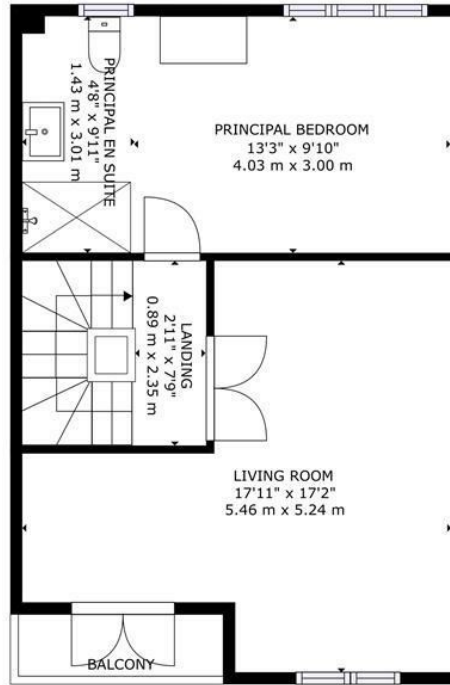
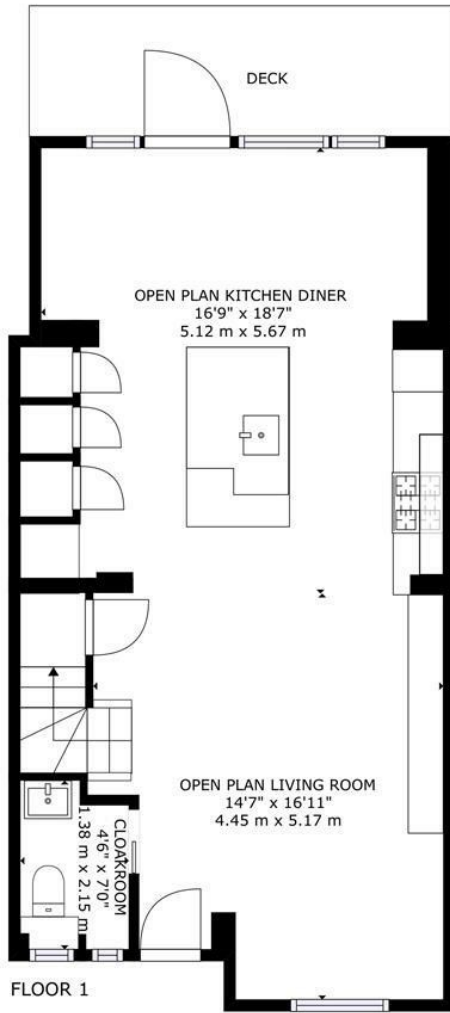
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Sqft 1506.00 sq ft	Type House - Townhouse	Style Modern
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Redbridge	Tax Band E

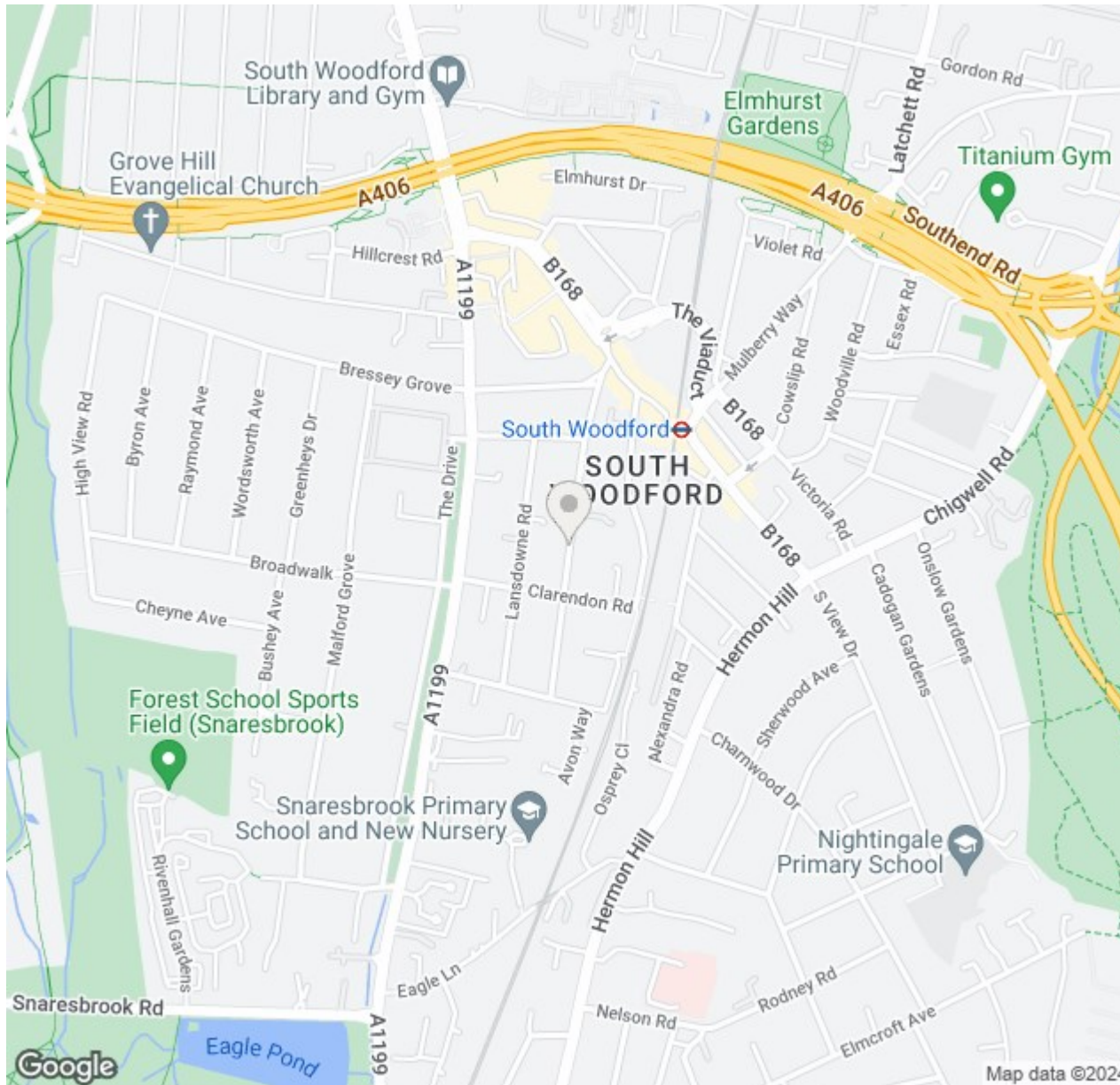
PLANS



GROSS INTERNAL AREA
 FLOOR 1: 601 sq. ft, 56 m², FLOOR 2: 465 sq. ft, 43 m²
 FLOOR 3: 440 sq. ft, 41 m²
 TOTAL: 1506 sq. ft, 140 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 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
	87
	68
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	

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