

Directions

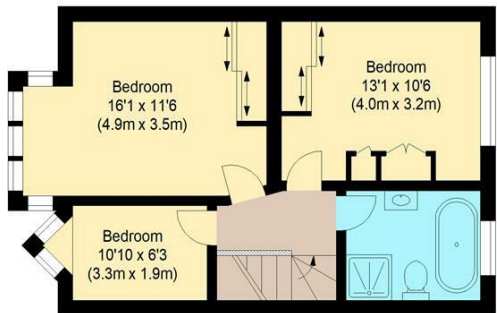
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

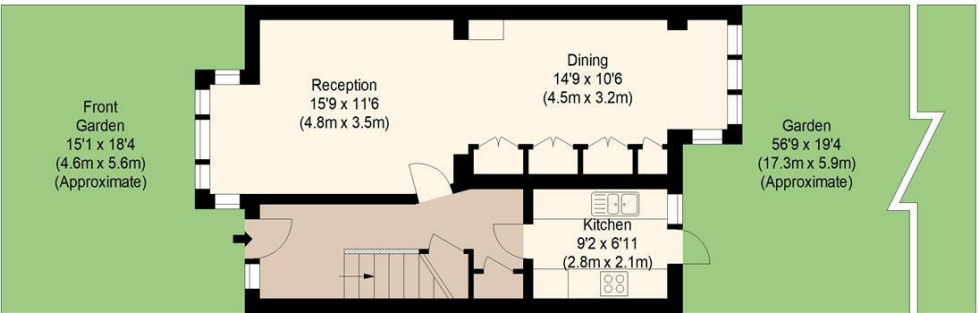
EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



First Floor



Ground Floor
Buckingham Road, E18

Approximate Gross Internal Floor Area : 99.22 sq m / 1068 sq ft



44 Buckingham Road, London, E18 2NJ

Guide Price £750,000



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: 23/4/2025

44 Buckingham Road, London E18 2NJ

Situated in a sought-after residential area close to South Woodford amenities, this well-presented three-bedroom semi-detached house offers a perfect blend of comfort, space, and convenience.

 3

 1

 2

 D

Council Tax Band: E



Please find below our initial marketing summary of your property. Feel free to make changes; however, please bear in mind that for regulatory reasons we may not be able to use some proposed wording. Situated on the sought-after Buckingham Road, this stunning three-bedroom semi-detached home offers charm, character, and contemporary style in one of South Woodford’s most desirable locations. Lovingly maintained by its current owners, the property is in immaculate condition throughout, creating a warm and welcoming atmosphere from the moment you step inside.

The ground floor features a bright entrance hall leading into a spacious reception room, which flows seamlessly into an elegant dining area overlooking the rear garden. The stylish kitchen is thoughtfully laid out and opens directly to the garden, making it ideal for everyday living and entertaining alike.

Upstairs, you'll find three well-proportioned bedrooms, including two doubles and a third that works perfectly as a nursery, office, or guest room. A beautifully finished family bathroom with both bath and shower completes the first floor. The rear garden is a peaceful retreat, boasting a well-maintained lawn, vibrant flower and shrub borders, a patio area perfect for al fresco dining, and a handy storage shed. To property has excellent kerb appeal and off-street parking is an added bonus.

Buckingham Road is a quiet, tree-lined residential street known for its beautiful period homes and family-friendly community. Just moments from South Woodford’s bustling high street, you'll enjoy easy access to shops, restaurants, and cafes. Excellent transport links, including nearby Central Line stations and convenient road access to the M11 and M25, make commuting a breeze. The property is also within the catchment area of several highly rated local schools, including Churchfields. This is an exceptional opportunity to secure a much-loved home in a prime location.

Property Information / Disclaimer

FREEHOLD

EPC Rating: D

Council Tax Band: E

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.