



12 Longcourt Mews, London, E11 2BE

£410,000

OPEN 7 DAYS 8AM TILL 8PM

Birchills Estate Agents are Delighted to Present this Beautiful 2 Double Bedroom House for Sale Within Walking Distance to South Woodford, Snaresbrook and Wanstead Underground Stations.

This Stunning House with a Modern Flitted Kitchen with Appliances has a Large Living Room that Leads onto a Very Neat Low Maintenance Garden with Beautiful Views. The House also Benefits from a Downstairs WC. On the First Floor there is an Extended Master Bedroom that has Luxury Built in Wardrobes with a Jack & Jill Family Bathroom and a further Double Bedroom. The Property Also Benefits from Gas Central Heating and is Double Glazed Throughout. There is also an allocated parking space to the front.

So Don't Delay Call Birchills Today!

12 Longcourt Mews, London, E11 2BE

Living Room

11'8" x 13'8" (3.56m x 4.18m)



Bathroom

5'6" x 7'7" (1.69 x 2.33)



Kitchen

5'4" x 10'7" (1.65 x 3.23)



1 x Bedroom

11'7" x 7'10" (3.55 x 2.39)



Hallway

5'10" x 13'7" (1.78 x 4.16)

Landing

5'9" x 7'8" (1.76 x 2.34)

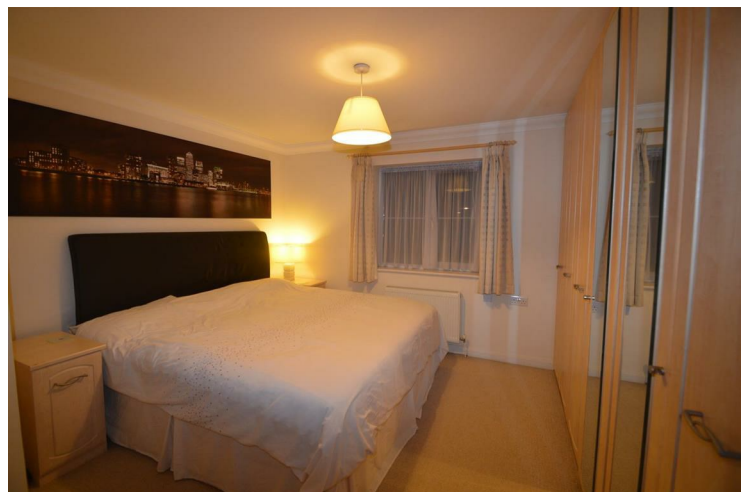
Downstairs W/C

3'2" x 4'10" (0.98 x 1.49)



2 x bedroom

12'10" x 11'8" (3.93 x 3.56)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(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		
England & Wales	EU Directive 2002/91/EC	