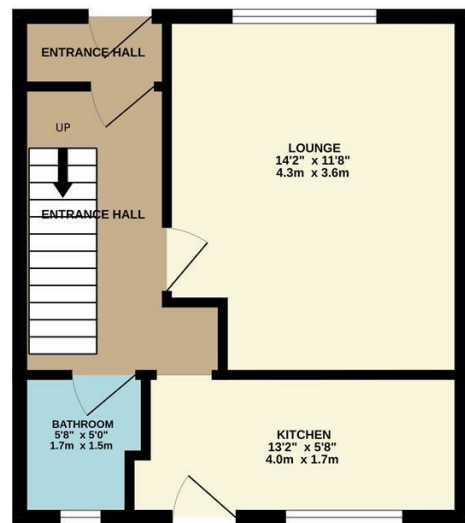


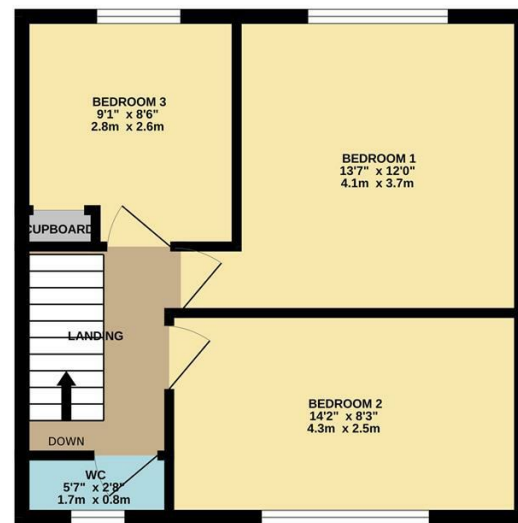
Three bedroom tunnel linked terraced house which is situated within easy access to all local amenities - Superb Future Potential - Ground Floor Bathroom - First Floor wc - Approx 50ft rear Garden With Tunneled Side Access - No Onward Chain.



GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(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



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

Bluehouse Road, Chingford, E4 6HP
Offers Over £400,000 Freehold





SUPERB FUTURE POTENTIAL!! Three bedroom tunnel linked terraced house which is situated within easy access to all local amenities. The property which is being offered with no onward chain is in need of modernisation but offers superb future potential and benefits from ground floor bathroom, first floor wc, approx 50ft rear garden with tunneled side access and an early internal viewing is a must to fully appreciate the potential this house has to offer.

EPC Rating E

Council Tax Band D

