



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling and area are approximate and are not intended to be used as a basis for any legal or financial transaction. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with MetreX 02022

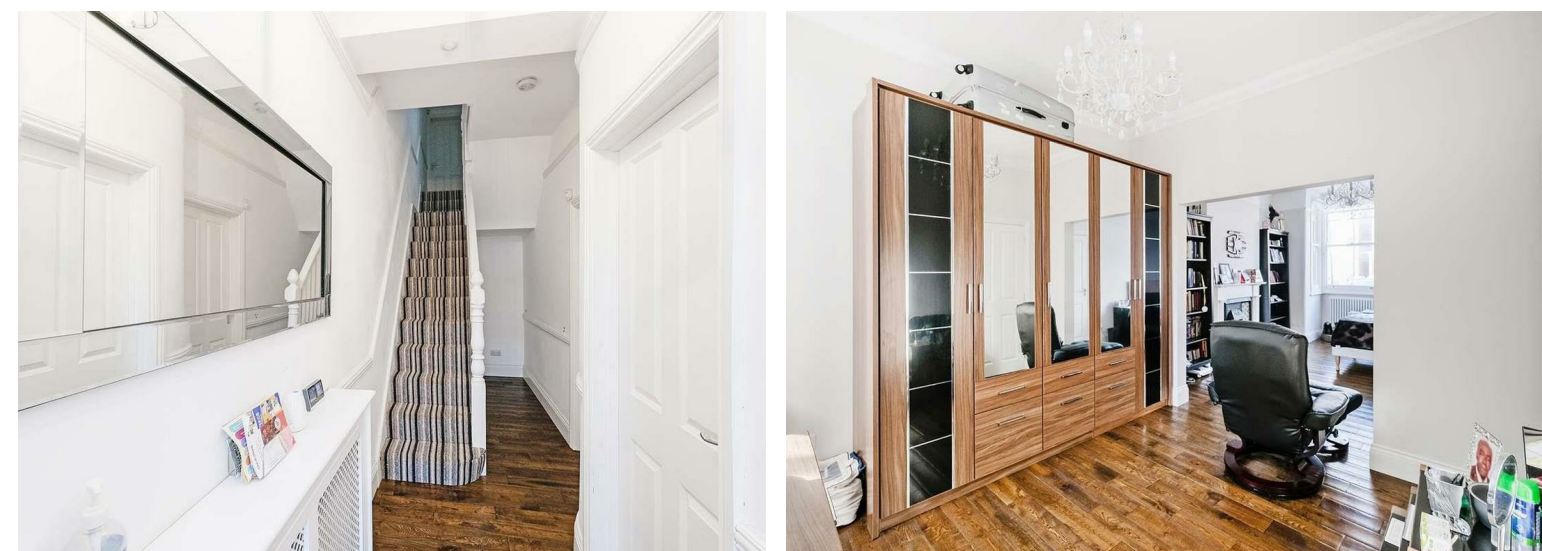
Council: Waltham Forest | Council Tax Band: D | Floor Area: sq ft



CHURCHILL
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Chingford Avenue, Chingford, E4 6RJ
£675,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2



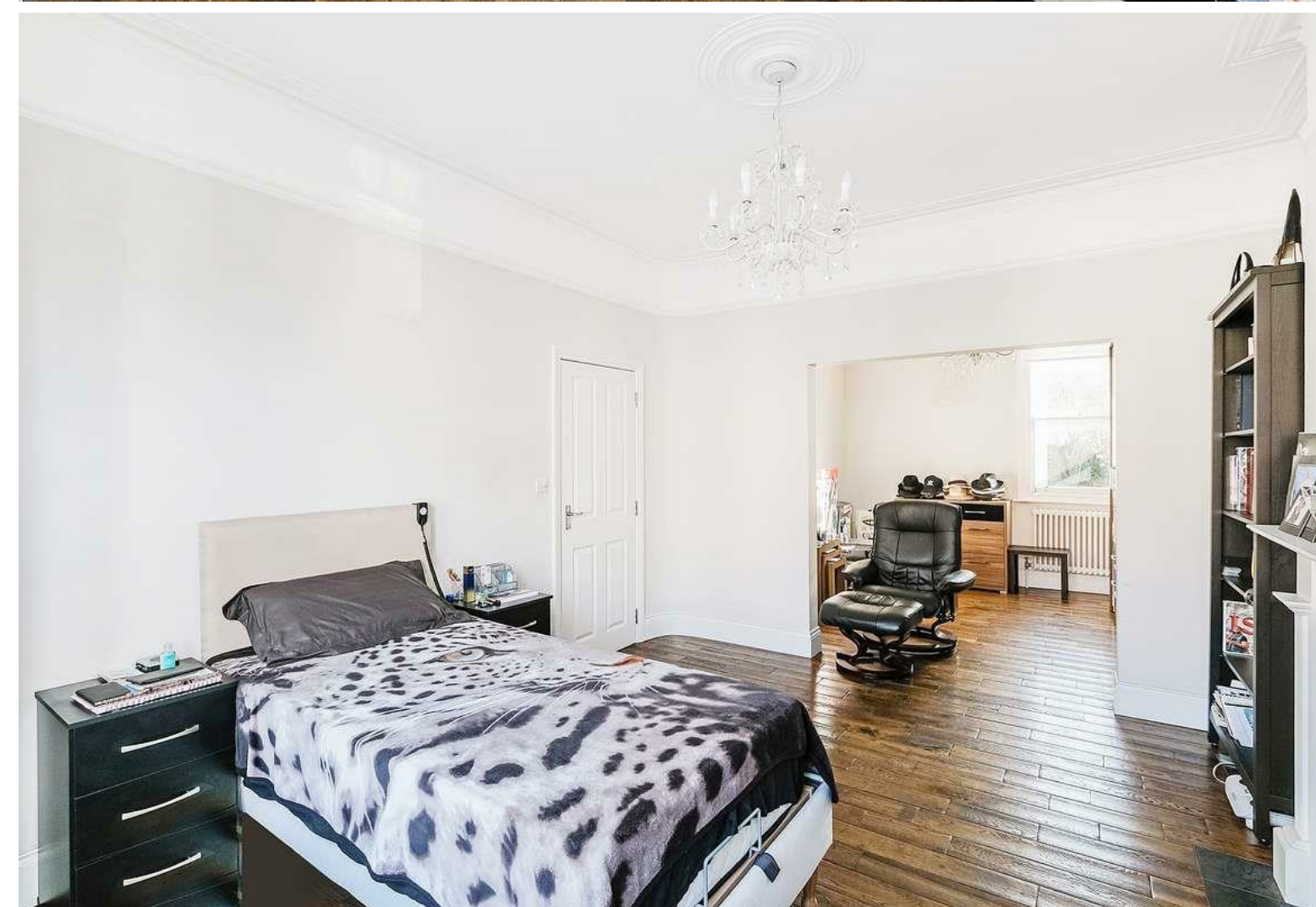
Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**

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Energy Efficiency Rating		Current	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			
England & Wales		50	72
	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.



A rare opportunity to purchase this much Improved and Extended Fours Bedroom Halls Adjoining Semi Detached house that is situated on a Bus Route and is within easy reach of Both North and South Chingford's Schooling and Transport facilities as well as the local bars and restaurants on Station Road.

The property on the Ground Floor is much larger than average and comprises of Two Reception Rooms, 23ft Kitchen Diner with Bi - Folding Doors that lead out to the Large South Facing Rear Garden.

Moving to the First Floor we have Three Double Bedrooms and a Family Bathroom and then further Stairs that lead up to the Forth Double Bedroom which is situated in the Loft along with another Bathroom.

Externally there is a South Facing Rear garden of Approx 90ft which is mostly laid to lawn. To the front of the property we have Off Street Parking.

