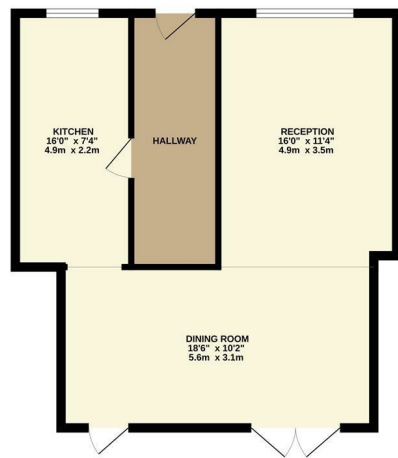
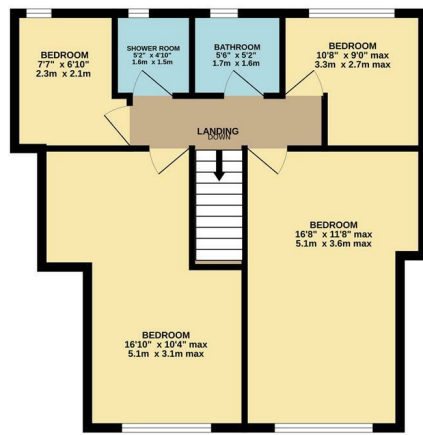




GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix C2023

| Larger than Average | Four Bedrooms | Two Bathrooms | Good Sized Garden | Ground Floor Extended | Fitted Kitchen | Off Street Parking | Close to Chase Lane School | Close proximity to Park |



## Warwick Road, Chingford, E4 8NW

Offers Over £600,000 Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
EU Directive 2002/91/EC	
England & Wales	



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.



To view call **020 8524 0000**  
Email [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)

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Email [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)



Offered For Sale is this much Larger than Average Double Fronted Four Bedroom Mid Terrace House that has the benefit of a Double Storey Rear Extension and is situated within a short walk to Chase Lane School as well as easy access to Chingford Mount.

The Property on the Ground Floor comprises of a Good Sized Lounge, Fitted Kitchen with further Dining Area which overlooks the Good Sized West Facing Garden. Moving Upstairs we have Four Bedrooms which two have a Dressing Area and then a Family Bathroom as well as further Shower Room.

Externally we have a good sized Mature Rear Garden and Off street Parking to the Front. Properties of this Size are quite unusual so an Early Internal Viewing is Advised.

