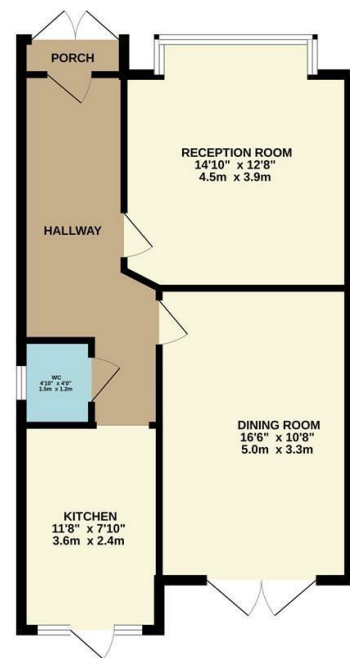




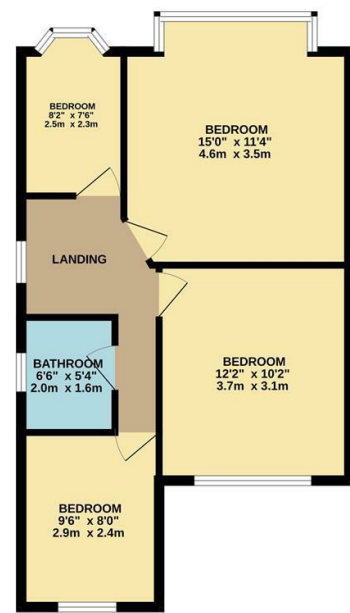
| Purpose Built Four Bedroom | End of Terrace | Close to Mount |  
 Ground Flor W/C | First Floor Bathroom | Two Reception Rooms  
 | Garage to Rear | Off Street Parking | Fitted Kitchen |



GROUND FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the Reception 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 for any prospective purchase. 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 ©2024

**Hurst Avenue, Chingford, E4 8DL**  
**£635,000 Freehold**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>60</b>	
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.



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

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



Situated within this well regarded Tree Lined turning that is a short walk to Chingford Mounts shopping and transport facilities is this nicely proportioned Purpose Built Four Bedroom House.

The Property on the Ground Floor comprises of Two Separate Reception Rooms, Fitted Kitchen with Access to the Rear garden and a Ground Floor W/C. Moving upstairs we have Four Bedrooms plus a Family Bathroom.

Externally we have a mature Westerly Facing Rear Garden with a Garage to Rear and Off Street Parking to front for Two Cars. There is also further potential to extend (STPP) as the original layout is untouched.

