

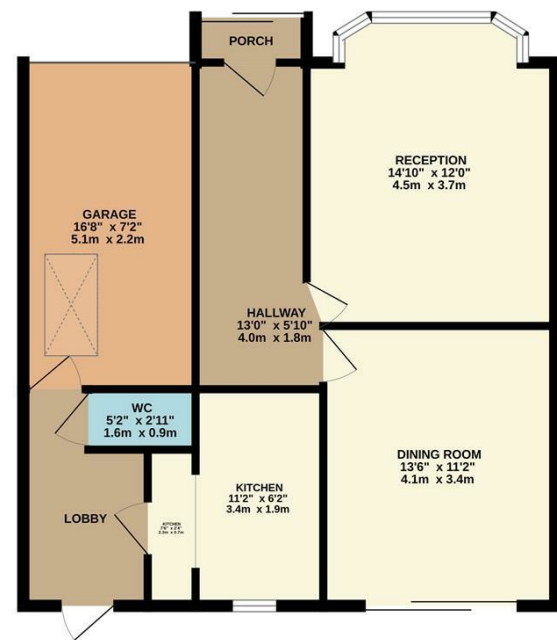


| Chain Free | Three Bedrooms | Attached Garage | Own Drive | Two Reception Rooms | Good Sized Garden | Potential to Extend (STPP) | Own Drive | First Floor Shower Room | Walking Distance to Highams Park Station |



GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.

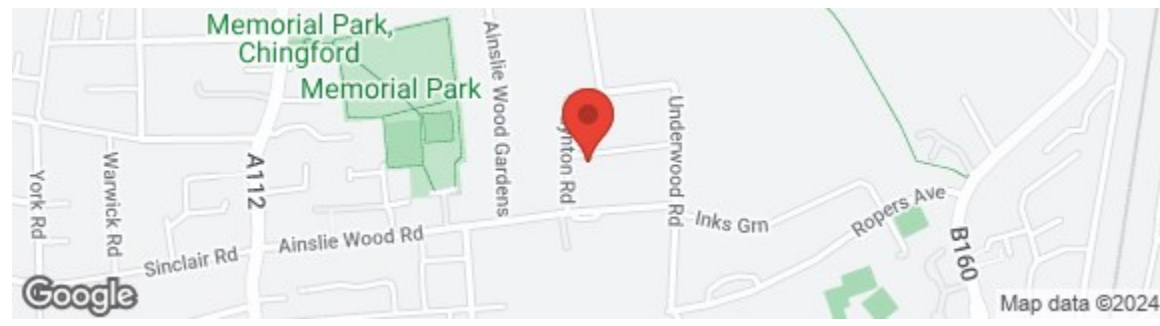
1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.9 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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**Palace View Road, Chingford, E4 9EN**  
**Offers Over £650,000 Freehold**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</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>England &amp; Wales</b>	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**  
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Situated on one of South Chingfords most popular turnings is this Chain Free Three Bedroom Semi Detached House which hasnt been available to purchase for over 30 years. The property is within a short walk to Highams Parks numerous restaurants and bars as well as it Mainline Station to Liverpool Street. Also we have Ainslie Wood that is Close by and Easy Access to the Highly Regarded Local Schools.

The property itself is situated on this good sized plot and has Huge Potential to Extend (STPP) and benefits from Two Separate Reception Rooms, Kitchen, Ground Floor Cloakroom, and an Attached Garage. Moving upstairs we have Three Bedrooms, Shower Room with Separate W/C.

Externally we have a Mature Rear Garden of approx 75ft in Length and a Front Garden with Own Drive Leading to the Attached Garage. An early viewing is advised as properties in this Location with this Potential are rarely available.

