

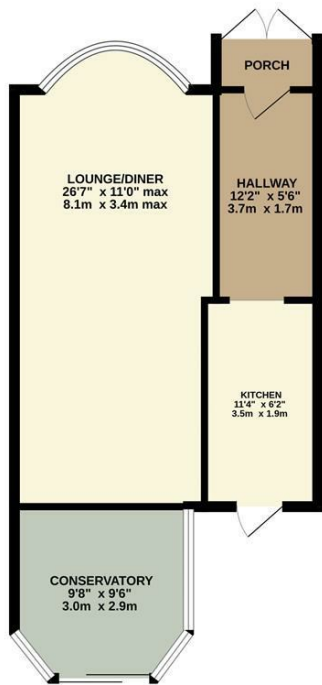


| Four Bedroom | Loft Extended | Off Street Parking | Reader Built |
 Modern Kitchen | Conservatory | Shutters to Front | Semi Detached
 | Mature 50ft Garden | Through Lounge | Close to Mount | Double
 Glazing | En Suite to Bed Four |

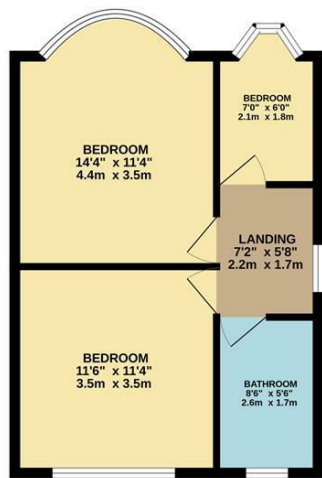


Brindwood Road, Chingford, E4 8BH
Offers Over £590,000 Freehold

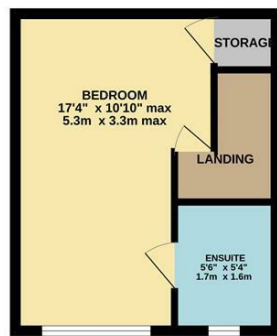
GROUND FLOOR
 489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
 392 sq.ft. (36.5 sq.m.) approx.



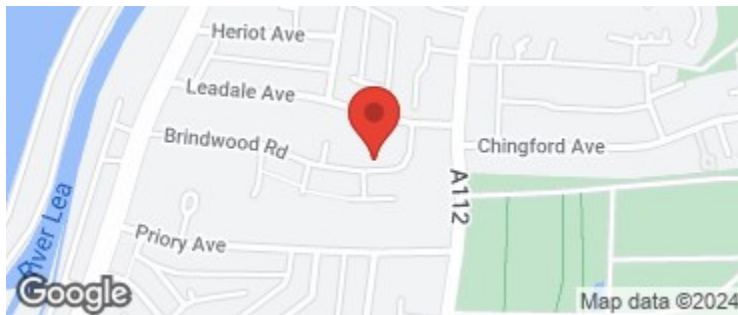
2ND FLOOR
 247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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		81
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

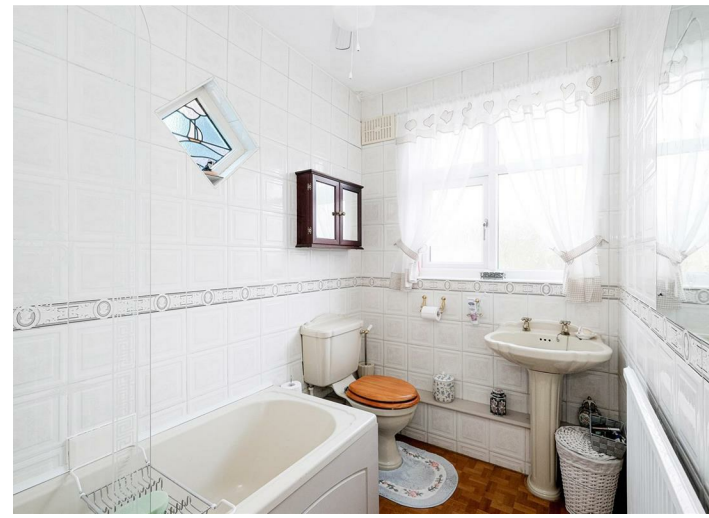


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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



To view call **020 8524 0000**
 Email southchingford@churchill-estates.co.uk

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Situated on this popular Tree Lined street is this Well Maintained Extended Reader Built Four Bedroom House that is within Easy Reach of both South Chingfords Shopping and Schooling amenities as well as a short drive to North Chingford with its Mainline Station to Liverpool Street and its numerous Bars and Restaurants.

The Property itself on the Ground Floor benefits from a Through Lounge, Modern Fitted Kitchen and Conservatory. Moving upstairs we have Three Bedrooms and a Family Bathroom and stairs leading to the Fourth Bedroom with its En Suite Shower Room.

Externally there is a Mature Rear Garden of approx 70ft with is mostly laid to Lawn with Shaped Borders to Side. An Early Internal Viewing is advised.

