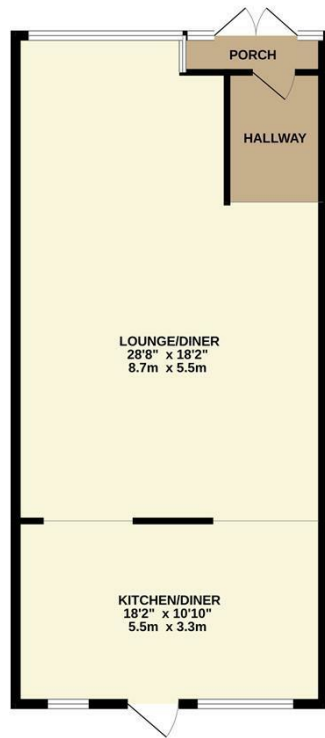




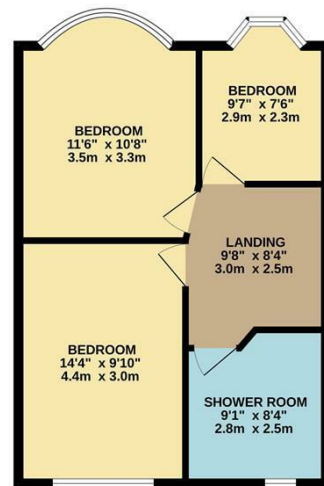
| Three Bedrooms | Chain Free | Ground Floor Extension | First Floor Shower Room | Cul De Sac | East Reach of North and South Chingford Amenities | Close Proximity to Highly Regarded Local Schools | Views over London | Detached Garage to Rear with Additional Car Port |



GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.

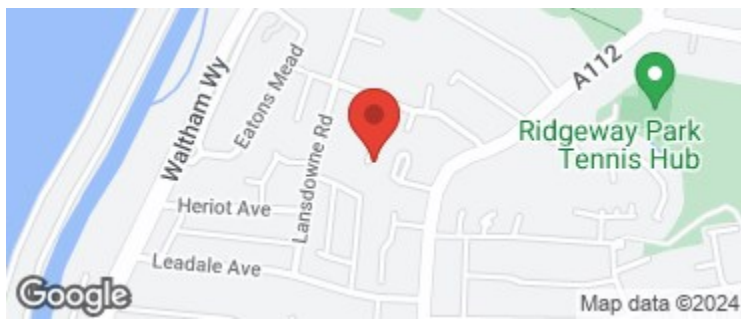


1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is to their operability or efficiency can be given.  
Made with MyPlan 12/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(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.

Denner Road, Chingford, E4 7SQ  
£575,000 Freehold



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

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Offered For Sale with No On Going Chain is this Extended Three Bedroom Mid Terrace House that is conveniently situated on a Cul De Sac and within Easy Reach of North Chingford's Train Station, Bars and Restaurants and South Chingford's transport links to Walthamstow. The Property is also located in close proximity to several Well Regarded Schools and has further potential to Extend (STPP)

Internally we have an Open Plan Lounge Diner, An 18ft x 10ft extended Kitchen Diner with access to Rear Garden. Moving Upstairs we have Three Good Sized Bedrooms and a Shower Room. Externally we have a Rear Garden with Detached Garage and a Separate Carport with Superb Access in from Old Church Road. Behind the property there is a Community Garden which your Neighbours use to grow Fruit and Veg.

An Early internal Viewing is advised to Fully appreciate the Size and Location on Offer as well as the Superb Access to the Rear.

