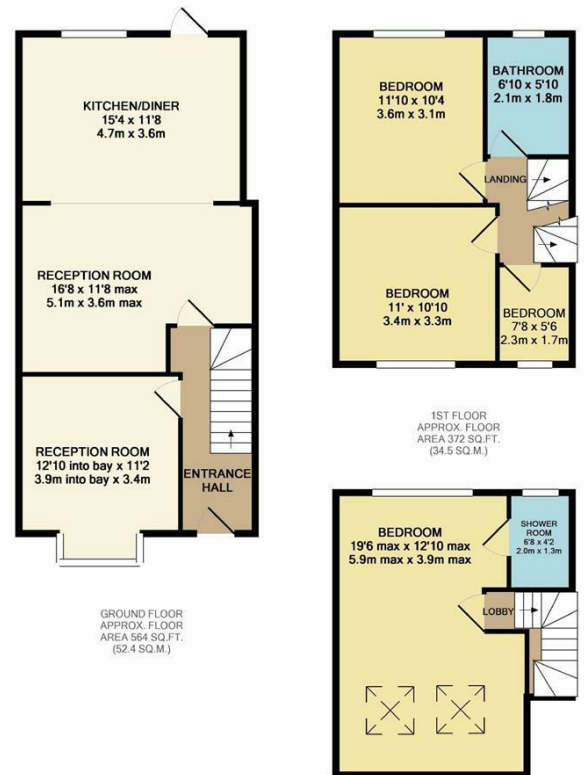




| Four Bedrooms | Ground Floor Extension | Two Reception Rooms | First Floor Bathroom | Second Floor Shower Room | Off Street Parking | Good Sized Garden | Semi Detached |



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix 5.0.2.16



**Westward Road, Chingford, E4 8QQ**  
Offers In Excess Of £600,000 Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</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

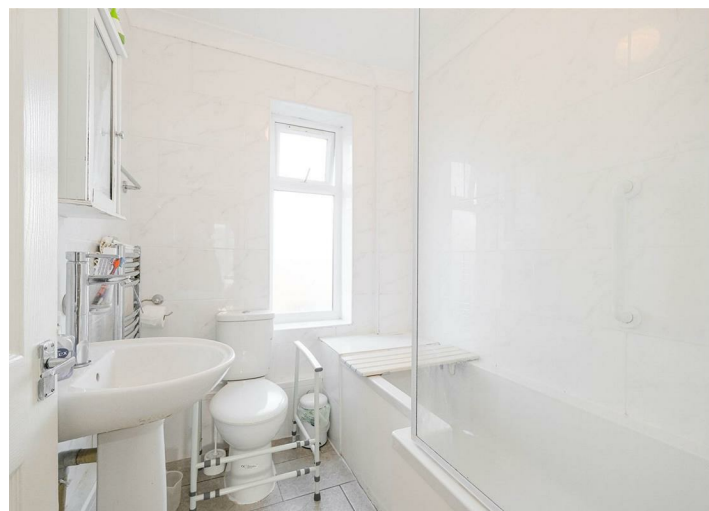


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information 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**  
Email [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)

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AN EXCELLENT OPPORTUNITY TO PURCHASE THIS FOUR BEDROOM SEMI DETACHED FAMILY HOUSE THAT HAS BEEN EXTENDED TO BOTH THE GROUND FLOOR LEVEL AND INTO THE LOFT SPACE. THE PROPERTY HAS ALSO BEEN THE SUBJECT OF CONSIDERABLE IMPROVEMENT BY THE PRESENT VENDOR AND BOASTS A GOOD SIZED REAR GARDEN PLUS OFF ROAD PARKING TO THE FRONT. WE STRONGLY RECOMMEND AN EARLY APPOINTMENT TO VIEW TO FULLY APPRECIATE WHAT IS ON OFFER.

