



| Four Bedrooms | Fitted Kitchen-Diner | Ground Floor Extended |
Through Lounge | Ground Floor Shower Room | First Floor Bathroom |
28ft Garage/Workshop to Rear | Off Road Parking | 60ft Rear Garden |



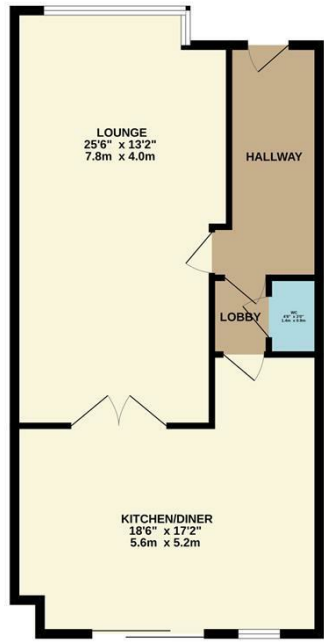
Westward Road, Chingford, E4 8QQ
Offers Over £575,000 Freehold



GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.

2ND FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA: 1388 sq.ft. (129.0 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		82
(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 No Through Road is this much improved and Extended Four Bedroom House which is within easy reach of the A406/M11 Transport links as well good access to Walthamstow. The property also benefits from a large 28ft x 18ft Detached Garage/Workshop to Rear with Excellent Access.

The property itself on the Ground Floor comprises of a Through Lounge with Double Doors to the Kitchen Diner that has access to the Rear Garden. we also have a Ground Floor Cloakroom. Moving upstairs we have Three Bedrooms and a Four Piece Family Bathroom and Stairs up to the Fourth Bedroom which is situated in the Loft.

Externally we have a Rear Garden of approx 60ft with Large Workshop and Off Street Parking to the Front for Two Cars. An Early Internal viewing is advised.

