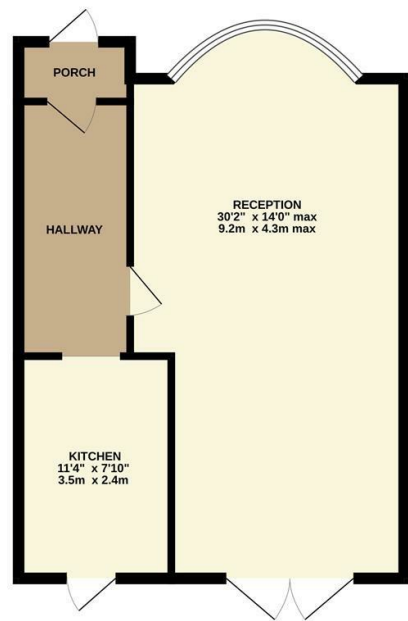




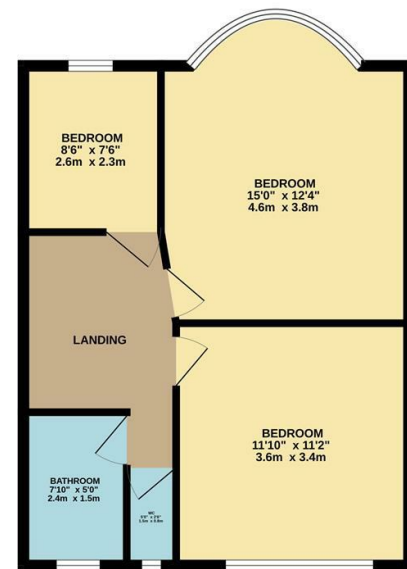
| Three Bedrooms | Chain Free | Well Proportioned Rooms |
 First Floor Bathroom | Off Street Parking | Easy Access to
 M11/A406 | Close to Shops | Potential To Extend (STPP) |



GROUND FLOOR
 531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
 518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 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.
 Made with Metropix ©2023

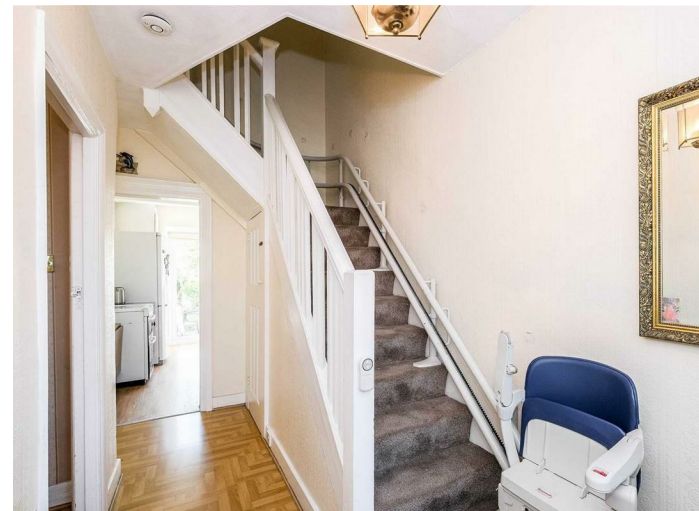
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



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.

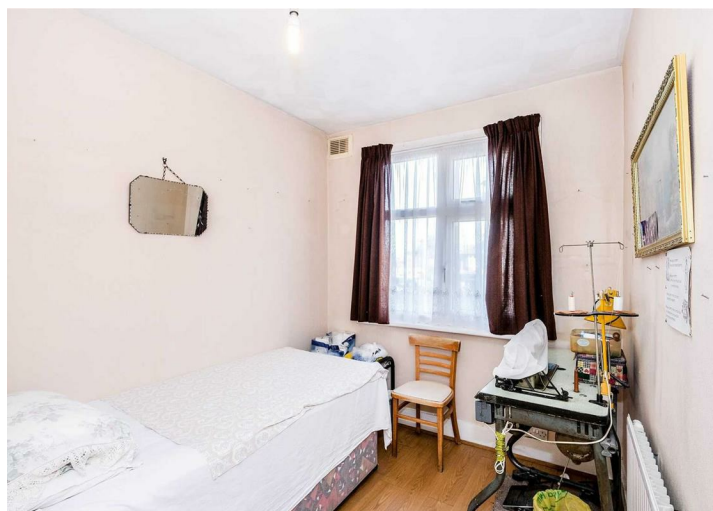


Salisbury Hall Gardens, Chingford, E4 8SA
 Offers Over £525,000 Freehold



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

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Offered For Sale with No On Going Chain is this Well Proportioned Three Bedroom Mid Terrace House that is situated within easy reach of the M11/A406 as well as the bus routes back to Walthamstow Central.

The property benefits from a Through Lounge and Fitted Kitchen both which have access to the Rear Garden. Moving Upstairs we have Three Bedrooms and a Family Bathroom.

Externally there is a rear Garden of approx 40ft and Off Street Parking to Front. An early internal viewing is advised to fully appreciate the Size of the accommodation on offer.

