

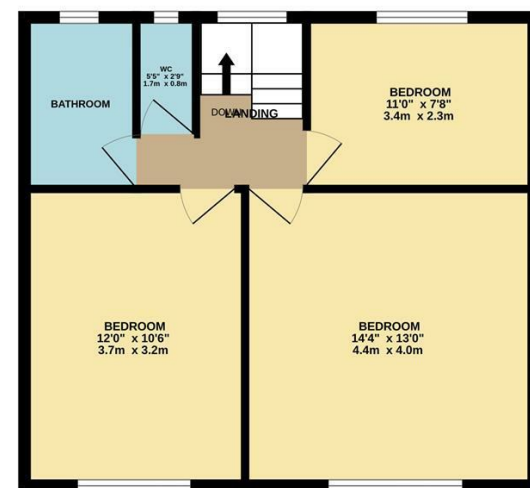
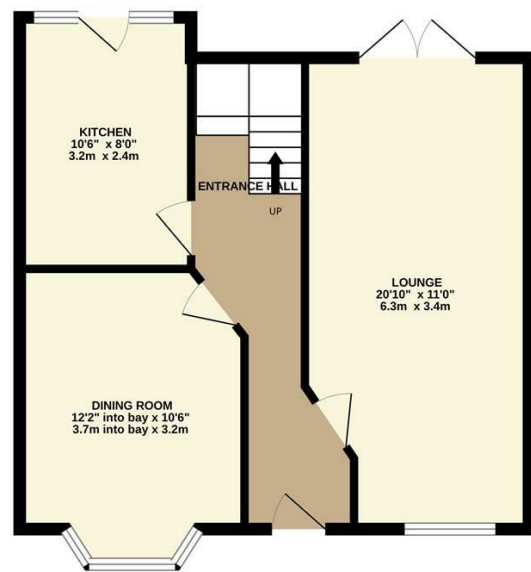


| Three Bedrooms (No Box) | Double Fronted | Reader Built | Close to Chingford Mount | Ideally Situated for Well Regarded Schools | Through Lounge plus Further Reception Room | Fitted Kitchen | 50ft Rear Garden | Detached Garage to Rear |



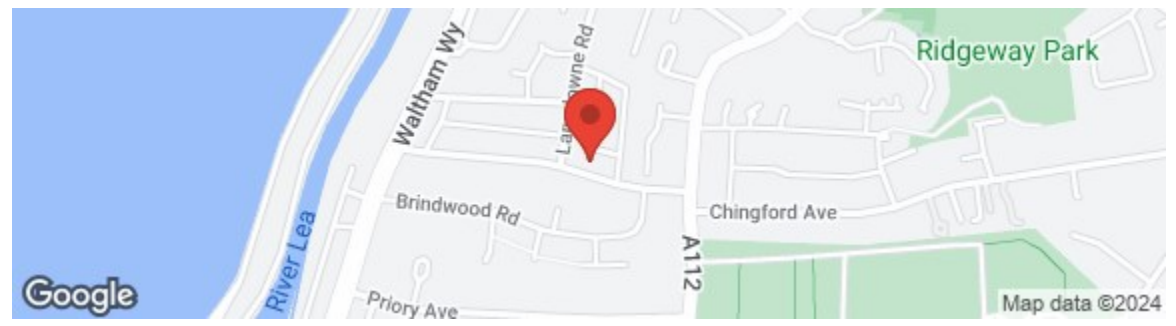
GROUND FLOOR  
546 sq.ft. (50.8 sq.m.) approx.

1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 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) <b>A</b>	<b>83</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	



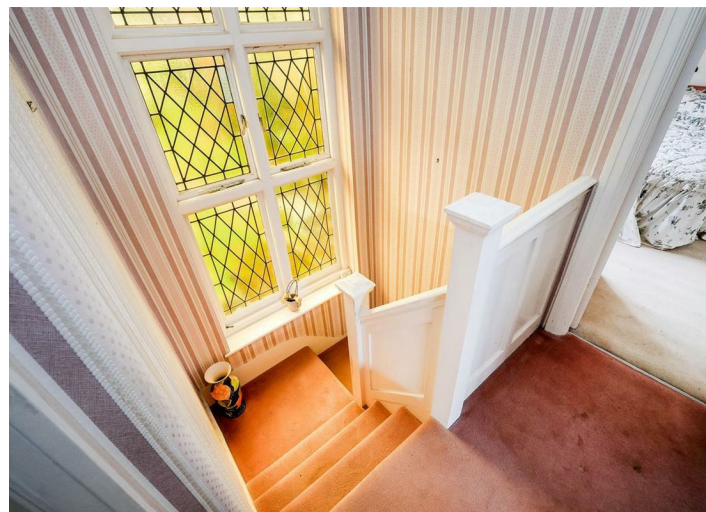
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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

**Leadale Avenue, Chingford, E4 8AT**  
**£600,000 Freehold**



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Situated within easy reach of both North Chingford and South Chingford's Shopping and Transport Amenities as well as being in close proximity to the Well Regarded Local Schools is this Double Fronted Reader Build Three Double Bedroomed House. The property which has been in the same family for many years is being offered on a Chain Free Basis.

The Property itself benefits on the Ground Floor from a Through Lounge, Further Reception Room and a Fitted Kitchen. Moving Upstairs we have Three Double Bedrooms and Bathroom with a Separate W/C. Externally we have a Mature Rear Garden of approx 50ft with a Detached Garage to Rear. To the Front of the property we have a Front Garden of approx 25ft with Flower Beds to both sides and a Block Paved path to Front Door.

Double Fronted Properties in this location are rarely available so an early viewing is recommended.

