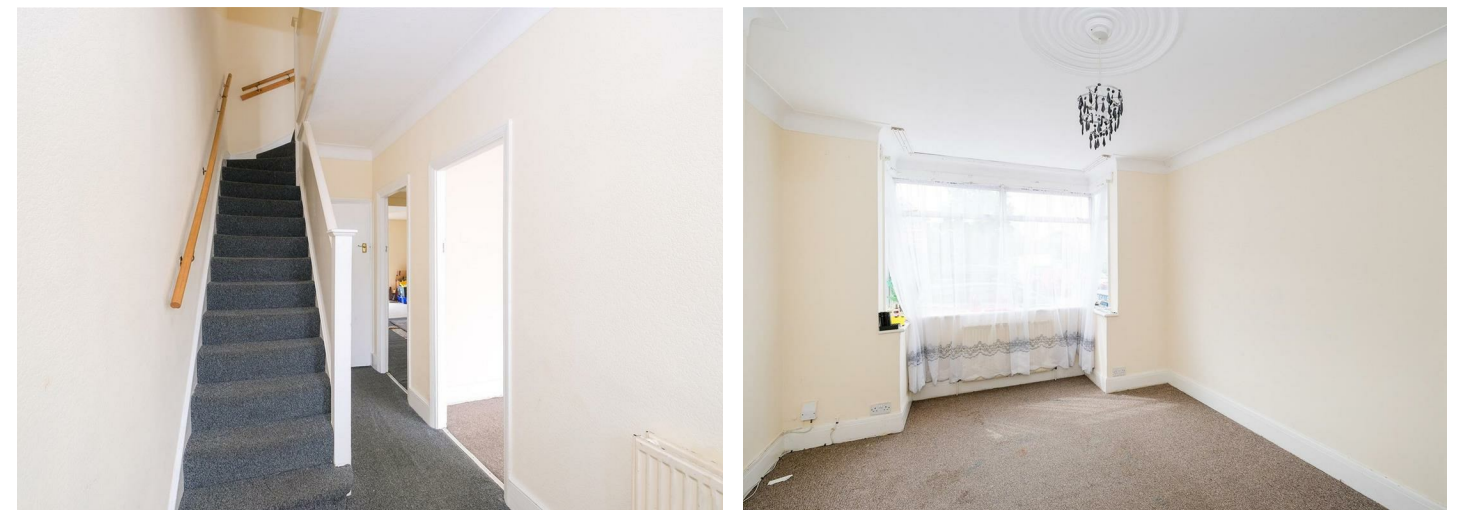


| No Chain | Three Bedrooms | Large Garden | Reception Room | Kitchen  
Diner | First Floor Bathroom | Outbuilding with Shower and Toilet | Large  
Wooden Summer House | Semi Detached | Shared Drive |

**CHURCHILL**  
estates



**Westward Road, Chingford, E4 8QJ**  
Guide Price £550,000 Freehold



To view call **020 8524 0000**  
Email [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)

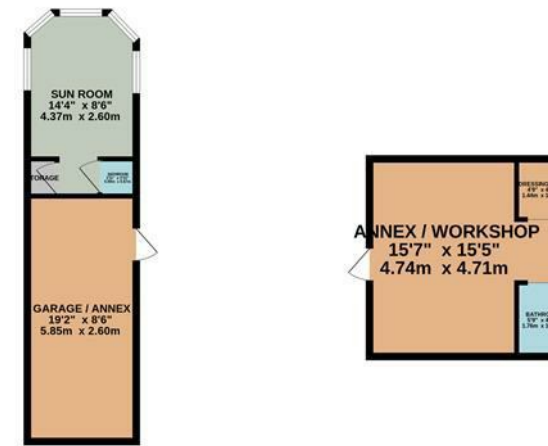




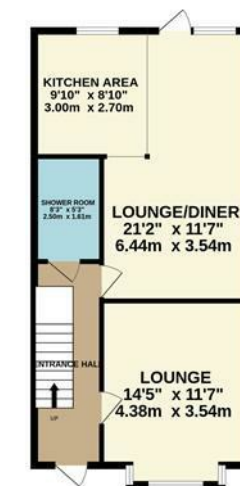
Offered For Sale with No On Going Chain is this Three Bedroom Semi Detached House that is situated within a Short Bus Journey to Walthamstow as well as Easy Reach of the A406/M11 transport links.

The property itself on the Ground Floor comprises of a Reception Room, Kitchen Diner with access to the Large Rear Garden and stairs up to the First Floor. Upstairs we have Three Bedrooms and a Family Bathroom. Externally we have a Rear Garden of approx 90ft with several Outbuildings which include a Large Wooden Summer House and a further Building with a Shower and Toilet. An internal viewing is advised to fully appreciate the size and potential of the property on offer.

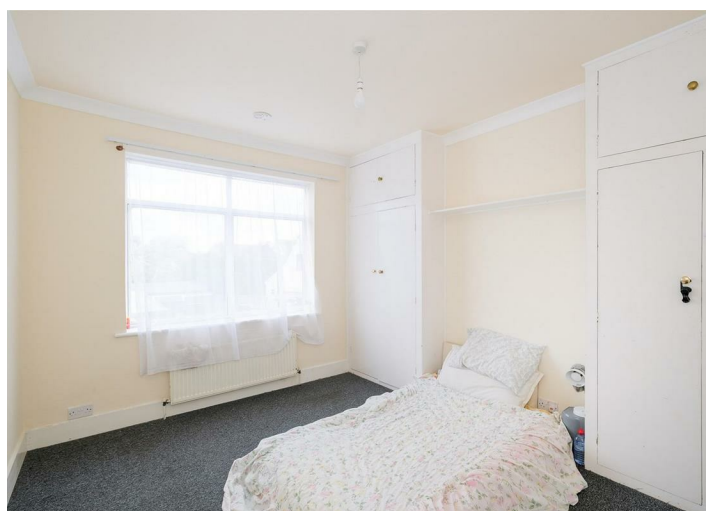
GROUND FLOOR  
1107 sq. ft. (102.9 sq. m.) approx.



1ST FLOOR  
429 sq. ft. (39.9 sq. m.) approx.



TOTAL FLOOR AREA : 1536 sq. ft. (142.7 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>		
(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		
	66	83
<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.



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