



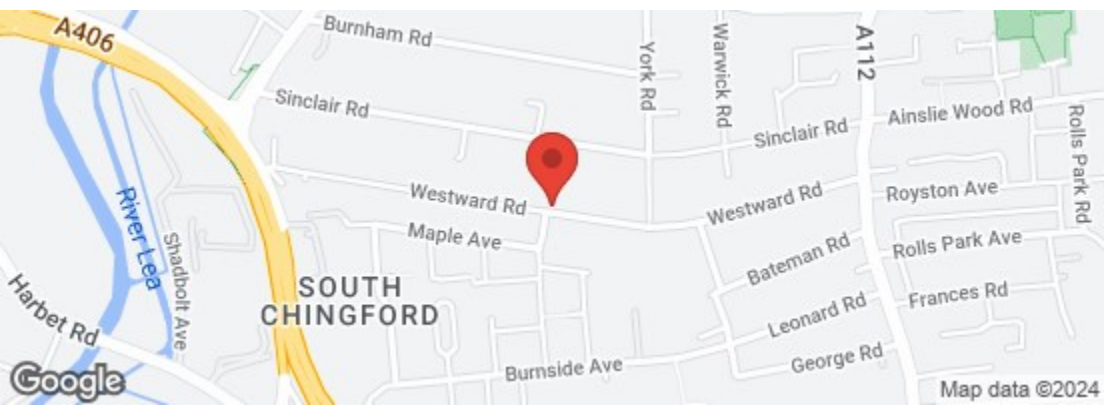
TOTAL FLOOR AREA: 1536 sq. ft. (142.7 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metreplan 15/02/22

Council: Waltham Forest | Council Tax Band: D | Floor Area: sq ft

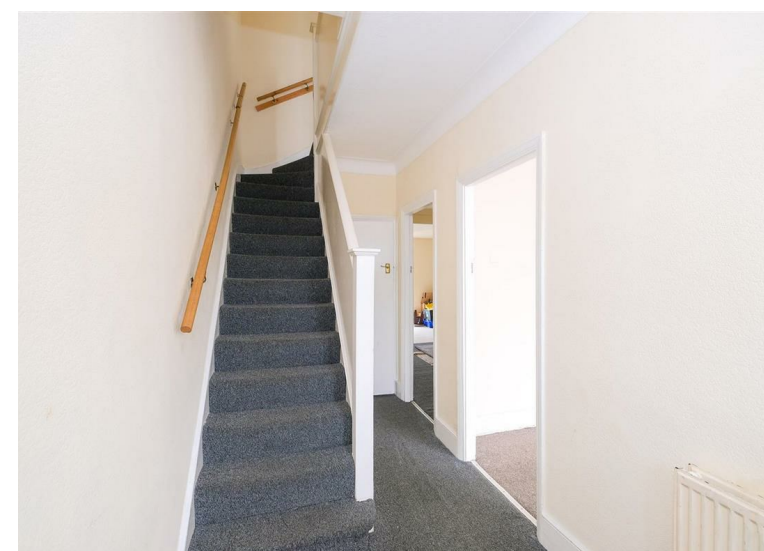
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Westward Road, Chingford, E4 8QJ
 Guide Price £550,000 Freehold
 Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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.



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Request a Viewing: **020 8524 0000** Email: 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.

