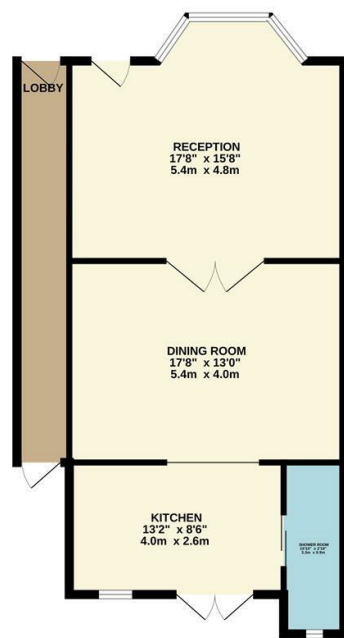
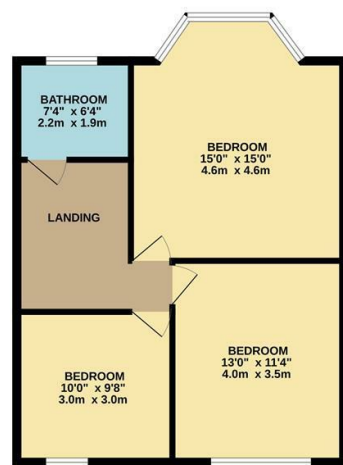




GROUND FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1,288 sq.ft. (119.6 sq.m.) approx.  
We warrant every effort has been made to ensure the accuracy of the floorplan contained herein, measurement of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their quality or efficiency can be given. Made with Miroplan ©2024

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	
<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.



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

| Three Double Bedrooms | Ground Floor Extended | Two Reception Rooms | Fitted Kitchen | Ground Floor Shower Room | First Floor Bathroom | Older Style | Chain Free | Close to Bus Routes |

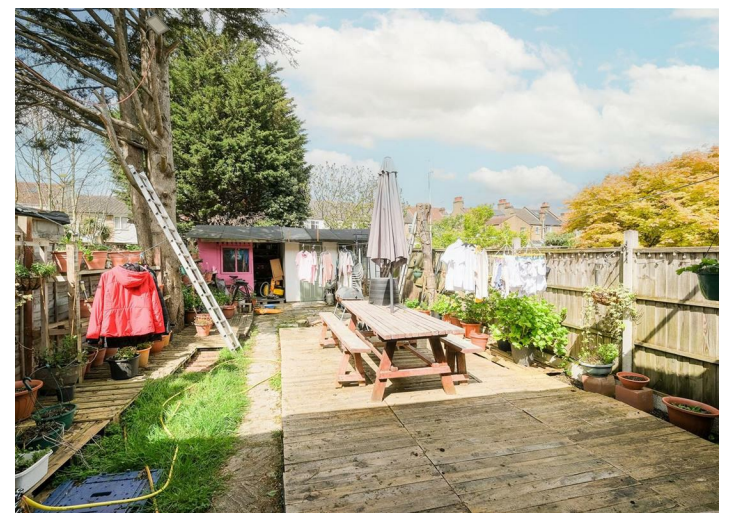


**Leonard Road, Chingford, E4 8NE**  
**£588,000 Freehold**



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Offered for sale with No On Going chain is this much Larger than Average Older Style Three Double Bedroom Mid Terrace house that is conveniently situated within easy reach of Walthamstow Central as well as a short bus journey to Chingford Mount.

The property benefits from a Front Reception, Second Reception, Fitted Kitchen and a Ground Floor Shower Room. Then moving upstairs we have Three Double Bedrooms and a Family Bathroom. Externally we have a rear garden of approx 40ft. Properties of this style and size are rarely available so an early internal viewing is advised.