



| Four Bedrooms | Cul De Sac | Close to Ainslie Wood School |
Through Lounge | Extended Kitchen | First Floor Bathroom |
Second Floor Shower Room | South Facing Garden |

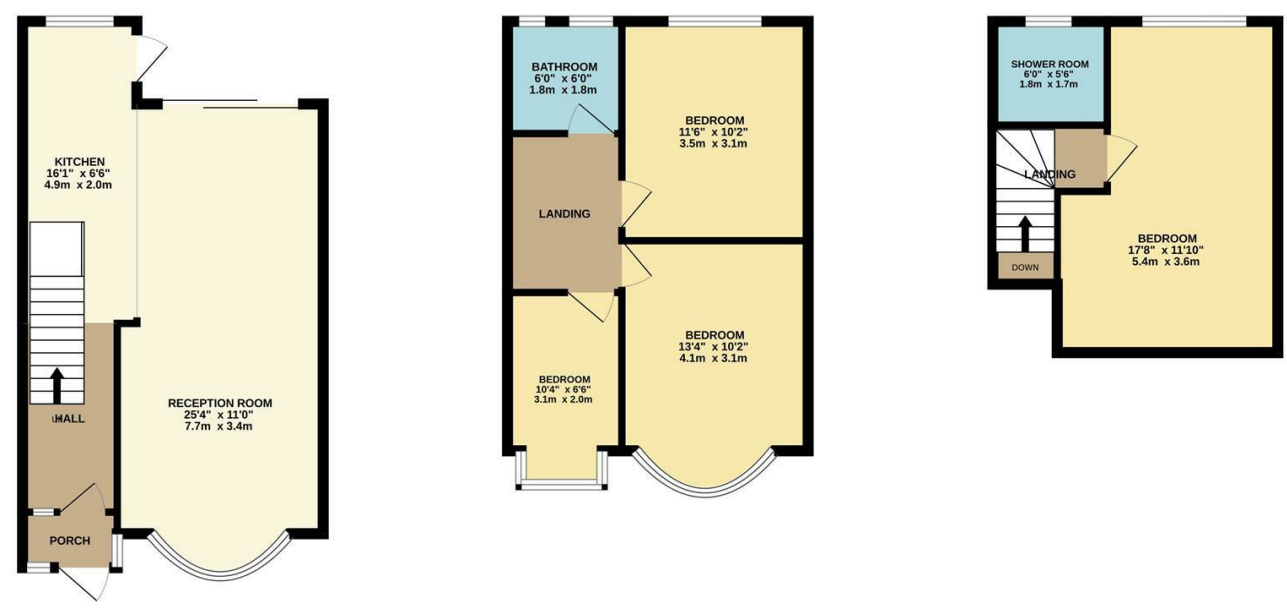


Ainslie Wood Crescent, Chingford, E4 9DB
Offers In Excess Of £600,000 Freehold

GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.

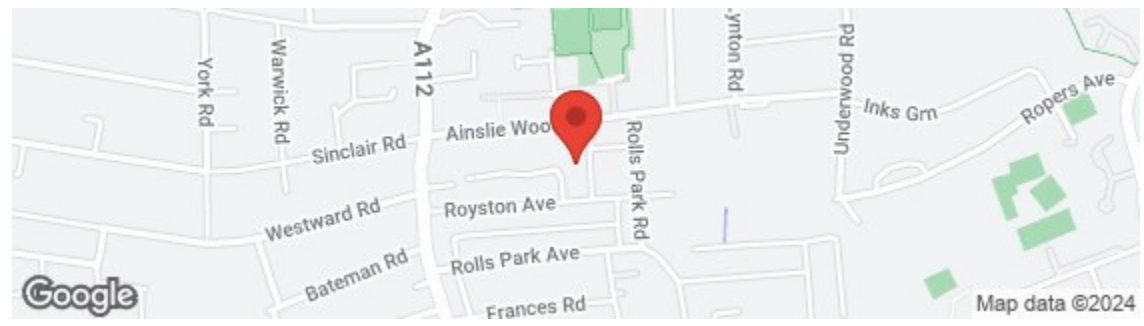
1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.

2ND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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)	A		
(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.



To view call **020 8524 0000**
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Situated in this Quiet Cul De Sac off Ainslie Wood Road is this Extended Four Bedroom Mid Terrace house that is in Close Proximity to Ainslie Wood School as well as being in easy reach of Highams Park Station. The property is also a short walk to Chingford Memorial Park and would be ideal for a young family.

The property itself on the ground floor comprises of a Through Lounge leading into the Extended Kitchen with access into the South Facing Garden. Moving up to the First Floor we have Three Bedrooms and a family Bathroom and stairs up for the Second Floor that has a Further Bedroom and Shower Room.

Externally we have a South Facing Rear Garden and a Front Garden with path to the Front Door. An early Internal Viewing is advised.

