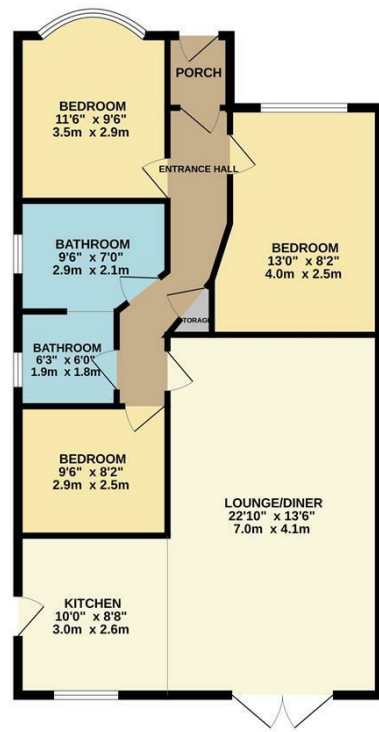




| Three Bedroom | Extended Lounge and Kitchen | Four Piece Bathroom | Chain Free | Attached Garage | Fitted Kitchen | West Facing Garden | True Bungalow | Close to Chase Lane Park | Close Proximity to Chase Lane School |

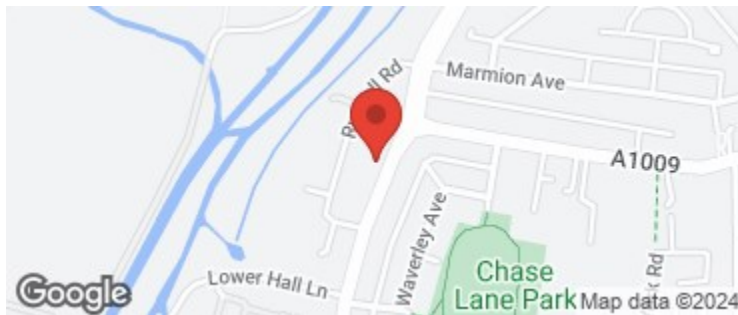


GROUND FLOOR  
923 sq. ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq. ft. (85.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 operation or efficiency. See the plans.  
 Made with floorplan 2024

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>81</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>60</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.

**Hall Lane, Chingford, E4 8EY**  
**£525,000 Freehold**



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 Email [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)





Offered For Sale with No Onward Chain is this Ground Floor Extended Three Bedroom True Bungalow that is conveniently situated for Chingford Mount as well as the A406/M11 transport links. The property is also in close proximity to Chase Lane School and Park and a short journey to Chingford Mount.

The Property itself comprises of Three Bedrooms, 22ft Lounge/Diner, Fitted Kitchen Four Piece Bathroom, Attached Garage, and a West Facing Rear Garden. To the front of the property we have a Hard Standing Area. As Properties of this type are rarely available an early internal viewing is advised to fully appreciate not only the size but the potential of the property on offer.

