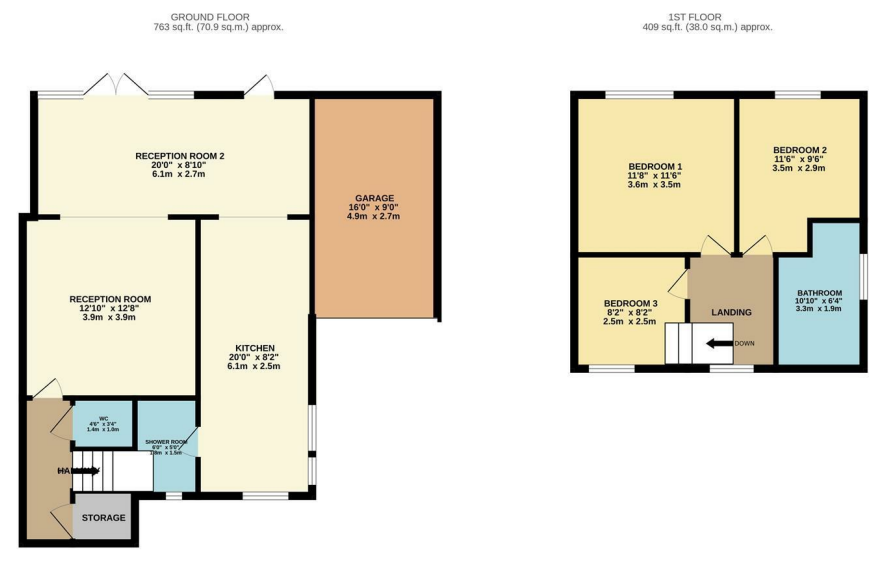
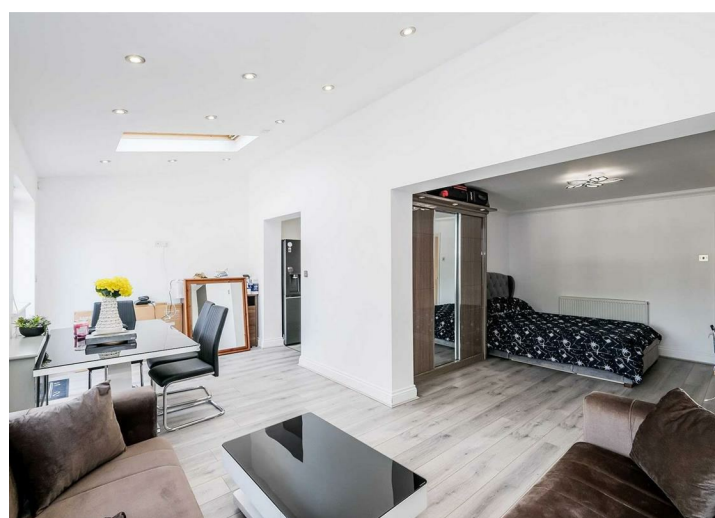
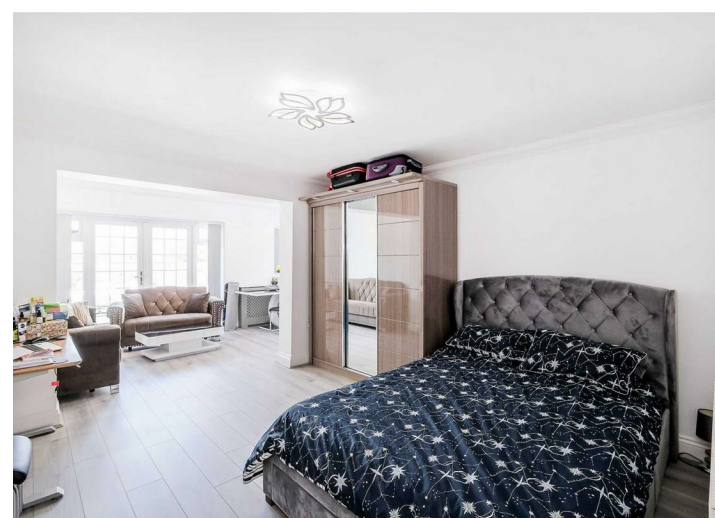




| Three Bedrooms | Ground Floor Extended | Ground Floor Shower Room  
 | First Floor Four Piece Bathroom Suite | Ground Floor Cloak Room | 20ft  
 Kitchen | Easy Maintained Garden | Attached Garage | Good Condition |



TOTAL FLOOR AREA: 1172 sq.ft. (108.9 sq.m.) approx.  
 While 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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## Valley Side, Chingford, E4 7SR

Offers In Excess Of £625,000 Freehold

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

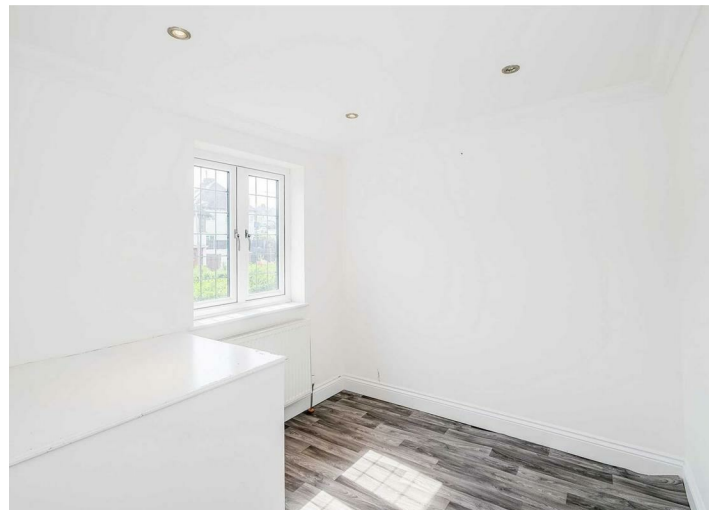
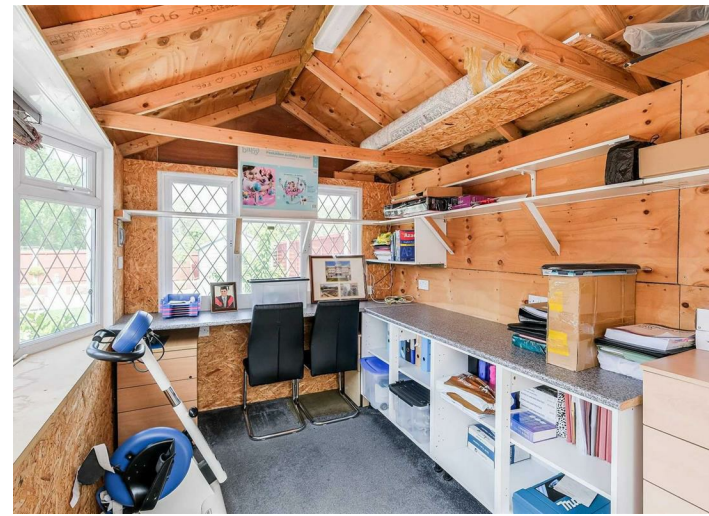


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
 References to the tenure of a property are based on information 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)

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Situated within Easy reach of both North Chingford and South Chingford is this Three Bedroom Semi Detached house with the Added benefit of an Attached Garage with its Own Drive . The property which is Extended on the Ground Floor which now provides great sized living accomodation that would ideally suit a family.

The Ground Floor comprises of an Entrance Hall, Ground Floor W/C, Lounge, Dining Area with Access to Rear Garden, 20ft Kitchen and a further Ground Floor Wet Room. Moving upstairs we have Three Bedrooms and Family Four Piece Bathroom Suite.

Externally you have a Rear Garden which has been Landscaped for easy maintainance, a Work Room and Access into the Garage. To the Front of the Property you have a Block Paved Drive to Garage and further parking for Two Cars.

