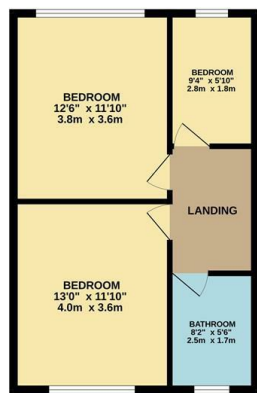
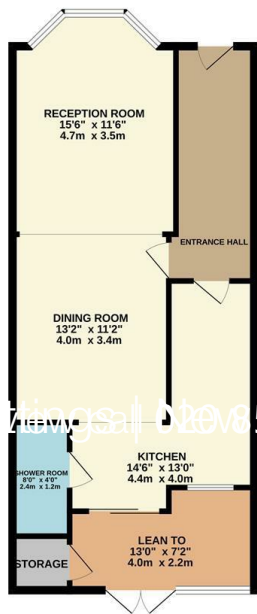




GROUND FLOOR  
653 sq ft. (61.6 sq m.) approx.

1ST FLOOR  
448 sq ft. (41.6 sq m.) approx.



TOTAL FLOOR AREA - 1101 sq ft. (103.2 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the dimensions contained herein, 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 and associated particulars are not intended to be used as a legal document. The services, systems and appliances shown hereon are for information only and no guarantee as to their operability or efficiency can be given.  
Date: 20th August 2024

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



**CHURCHILL**  
estates

Leonard Road, Chingford, E4 8NE  
£475,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

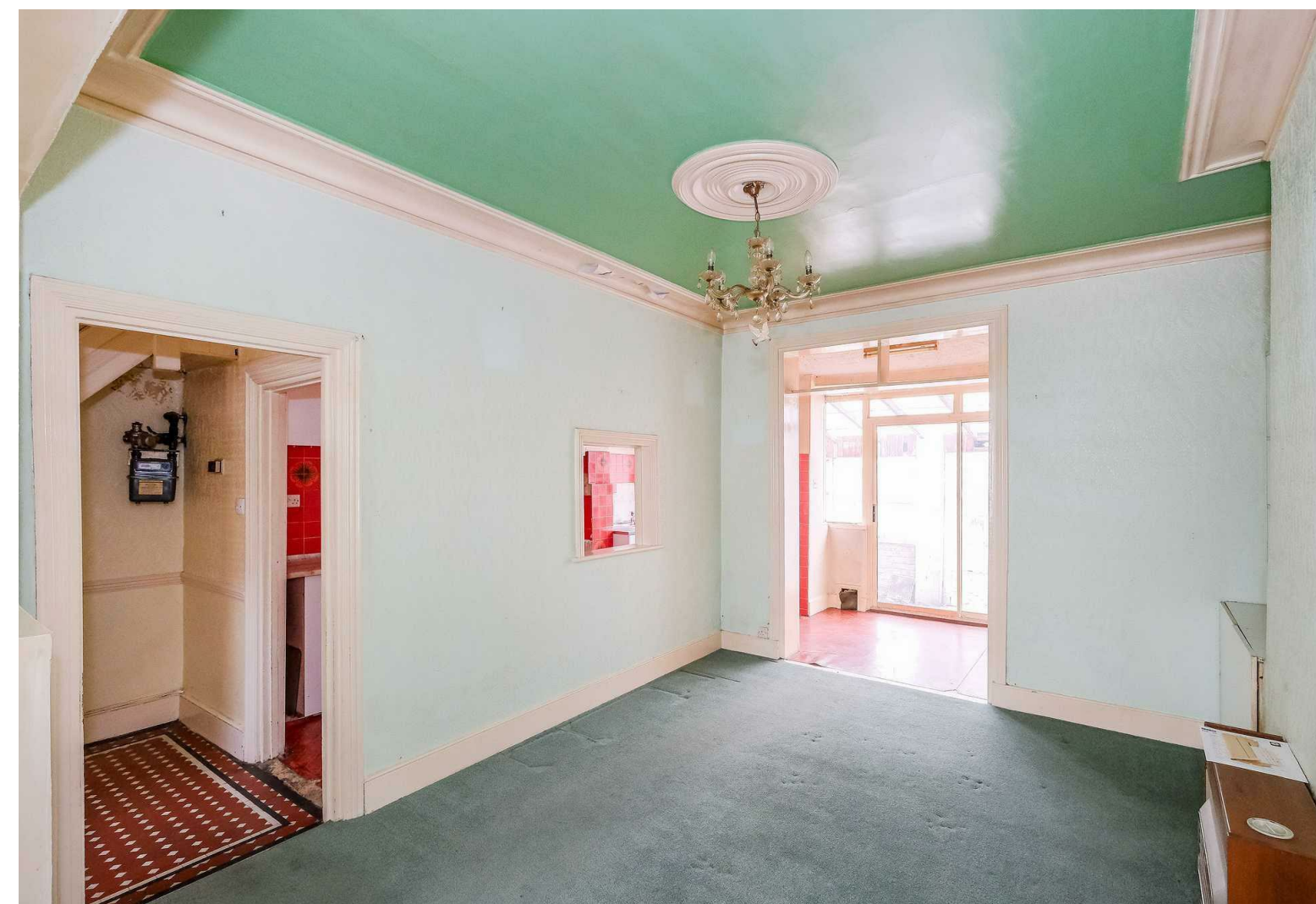


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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



**CHURCHILL**  
estates

Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**



Offered For Sale with No Onward Chain is this Older Style Three Bedroom Mid Terrace that is situated within easy reach of the A406/M11 Transport Links as well as a short Bus Journey to Walthamstow. The property has many Original Features including Original Tiled Flooring in the entrance hall, Coving and Ceiling Roses.

The Property which does require some modernisation internally but benefits from a Two intercommunicating Reception Rooms, Kitchen and a Ground Floor Shower Room. Moving upstairs we have Three Bedrooms and a Family Bathroom. Externally we have a Rear Garden of approx 60ft and a Front Garden with path to Front door.

