

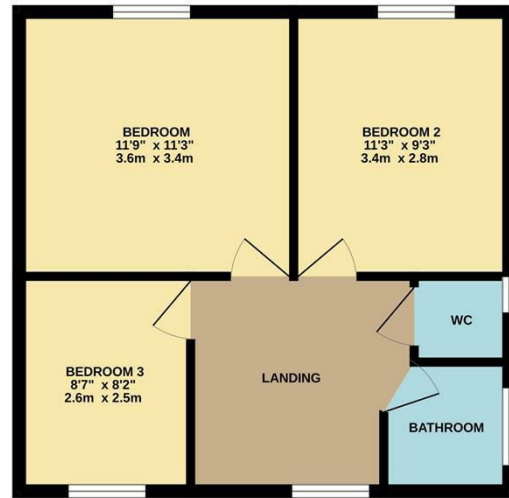
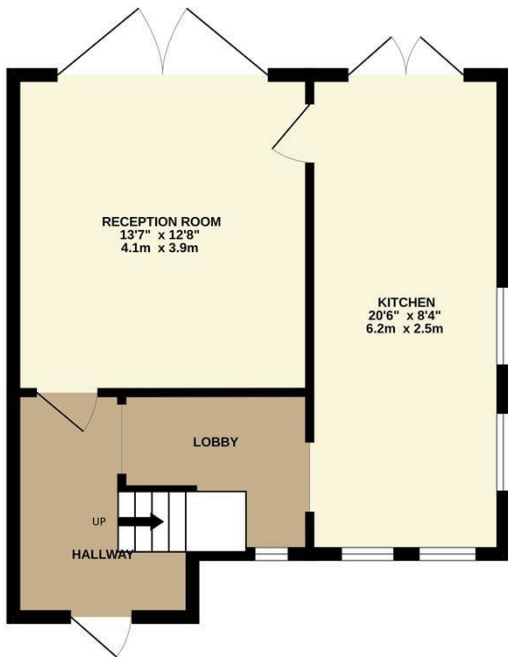


| Three Bedrooms | 20ft Kitchen | Semi Detached | Ground Floor Lobby | Easy Maintained Garden | Driveway | Good Condition |



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.7 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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**Valley Side, Chingford, E4 7SR**  
**Asking Price £500,000 Freehold**

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	

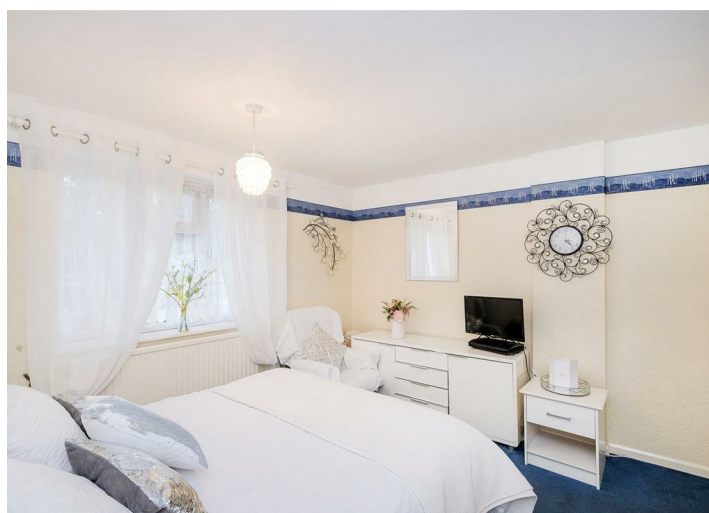


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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 within Easy reach of both North Chingford and South Chingford is this Three Bedroom Semi Detached house with the benefit of its Own Drive. The property provides great sized living accommodation that would ideally suit a family.

The Ground Floor comprises of an Entrance Hall, Lounge, Dining Area with Access to Rear Garden and a 20ft Kitchen. Moving upstairs there are Three Good Sized Bedrooms and a separate Bathroom and W/C.

Externally you have a Rear Garden which and 2 outbuildings. To the Front of the Property, you have a Block Paved Drive with own off-street parking.

