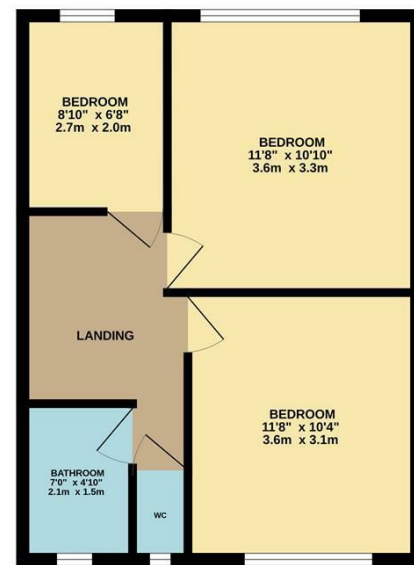
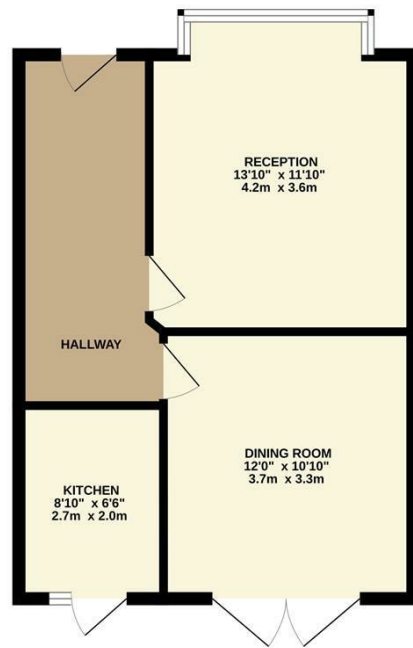




GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 881 sq.ft. (81.8 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			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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
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To view call **020 8524 0000**
Email southchingford@churchill-estates.co.uk

| Three Bedrooms | End of Terrace | Chain Free | First Floor Bathroom |
50ft South Facing Rear Garden | Summer House | Off Street Parking |
Close to Local Amenities | Close to Bus Route |

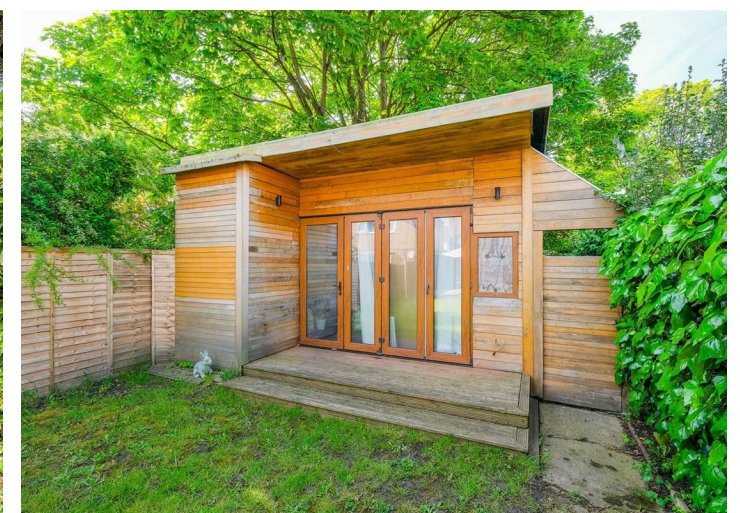
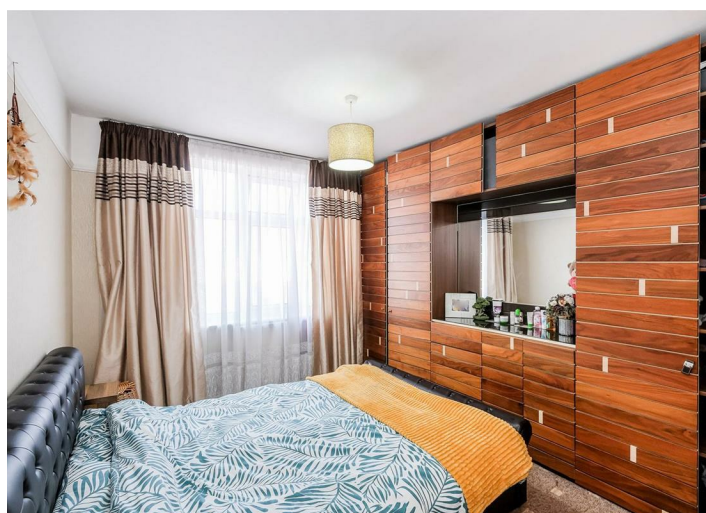
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Westward Road, Chingford, E4 8QG
Offers In Excess Of £525,000 Freehold



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Email southchingford@churchill-estates.co.uk



Offered for sale with No Chain is this Three Bedroom End of Terrace house that is situated within easy reach of both South Chingford's shopping and transport links as well as a short journey to Walthamstow.

The property on the Ground Floor comprises of a Lounge, Dining Room with access to Rear Garden and a Fitted Kitchen also with access to the Rear Garden. Moving upstairs we have Three Bedrooms, Bathroom with a separate WC. Externally we have a South Facing Rear Garden of Approx 50ft, a Wooden Summer house and a Detached Garage to Rear. An early internal viewing is advised.