

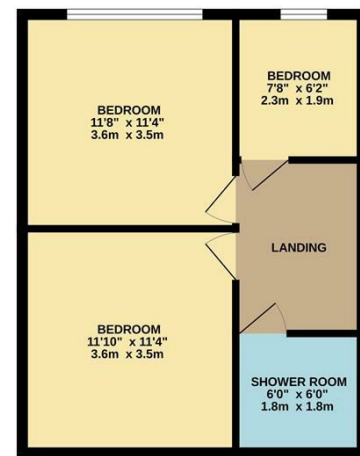
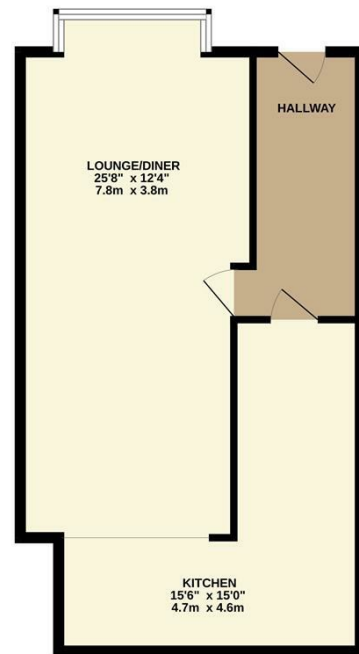


| Three Bedrooms | Ground Floor Extended | Chain Free | Through Lounge | Fitted Kitchen | First Floor Bathroom | Good Sized Garden | Large Double Garage to Rear | Close to Chingford Mount | End of Terrace |



GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 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-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		63	86
EU Directive 2002/91/EC			



## Tufton Road, Chingford, E4 8LE

### £500,000 Freehold



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 in the heart of Chingford Mount is this Three Bedroomed End of Terrace house that has been Extended to the Ground Floor and is in Close proximity to both Chase Lane School and Park. The property is also conveniently situated just a short walk from Chingford Mount with its numerous Shops and Transport links to both North Chingford and Walthamstow and is being offered on a Chain Free basis

The property on the Ground Floor comprises of a Through Lounge and an Extended Kitchen Diner with access to the Rear Garden. Moving upstairs the property has Three Bedrooms and a Family Bathroom. Outside we have a Rear Garden of approx 60ft in length and a Larger than Average Double Garage with access from Lavender Close. Properties in this price range are in high demand so an early internal viewing is advised.

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

