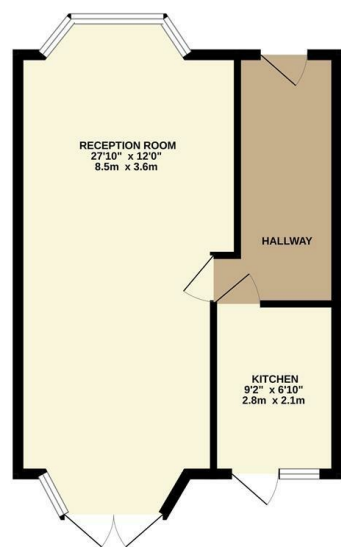
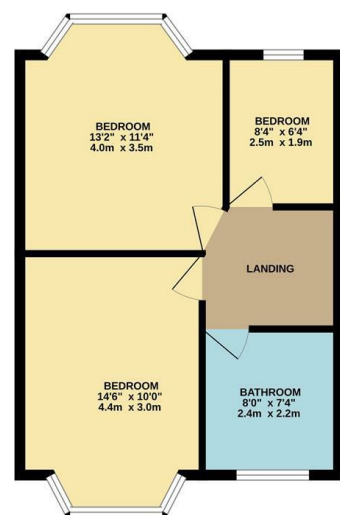




GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 857 sq.ft. (79.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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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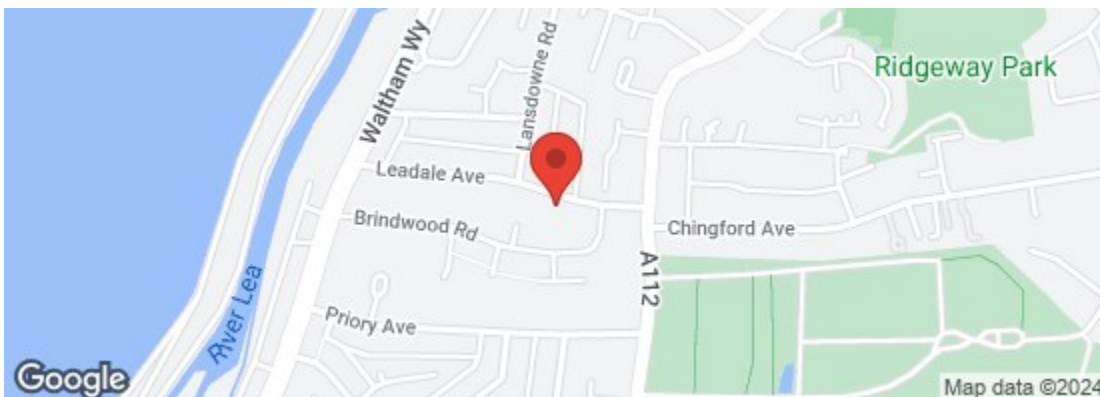
Council: Waltham Forest | Council Tax Band: E | Floor Area: sq ft

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Leadale Avenue, Chingford, E4 8AT  
£550,000 Freehold

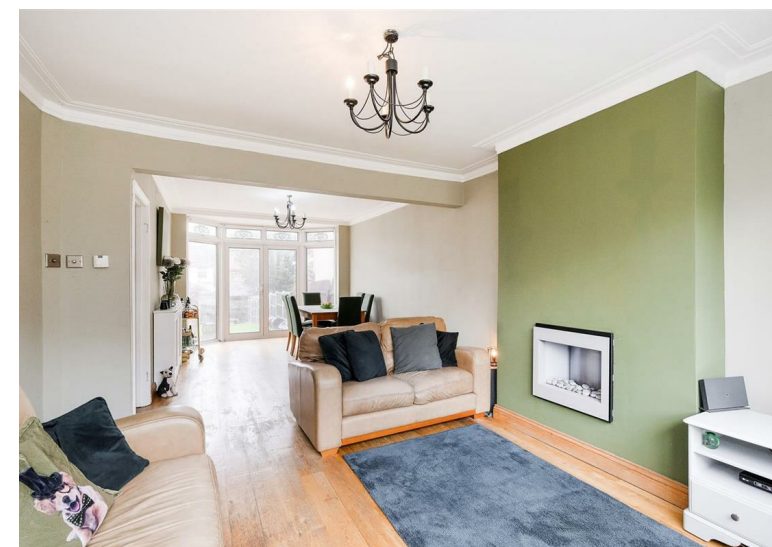
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

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



Welcome to Leadale Avenue, Chingford - a charming location for this delightful semi-detached house. As you step inside, you'll be greeted by a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to unwind and make themselves at home. The property boasts a well-maintained bathroom, ensuring convenience for all residents.

Situated in a reader-built community, this house offers a unique blend of modern comfort and traditional charm. The proximity to Mount adds a touch of nature to your doorstep, providing a serene environment to escape the hustle and bustle of city life.

Don't miss the opportunity to make this house your home - a perfect blend of comfort, style, and convenience awaits you at Leadale Avenue.

