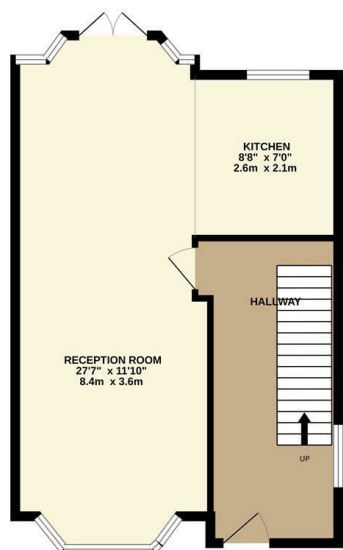
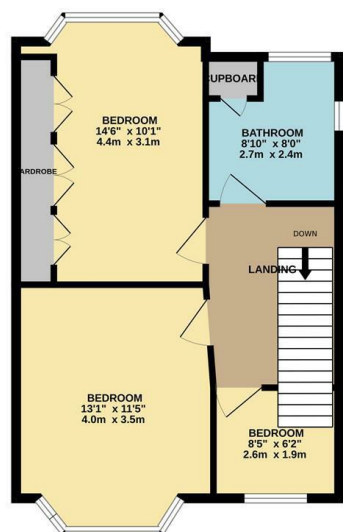




GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.7 sq.m.) approx.
While 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 the responsibility is taken for any omission or misstatement. 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.
Made with Metropac ©2024

Council: Waltham Forest | Council Tax Band: E | Floor Area: 858.00 sq ft

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Leadale Avenue, Chingford, E4 8AT

Price Guide £575,000 Freehold

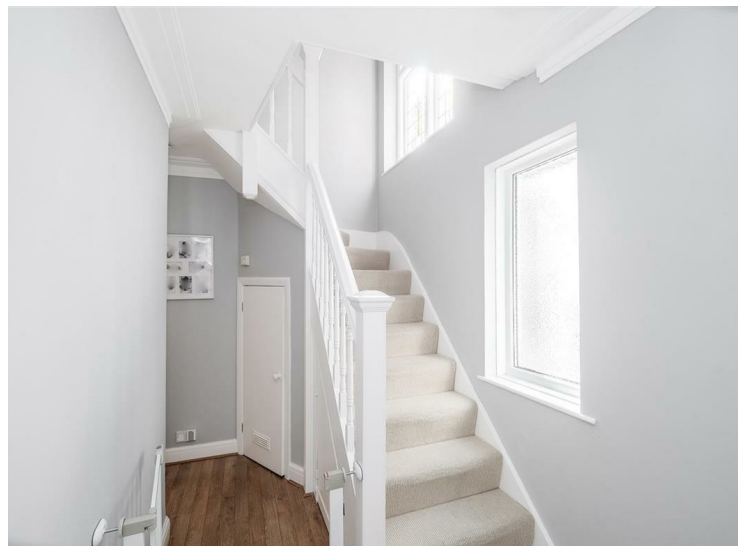
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(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

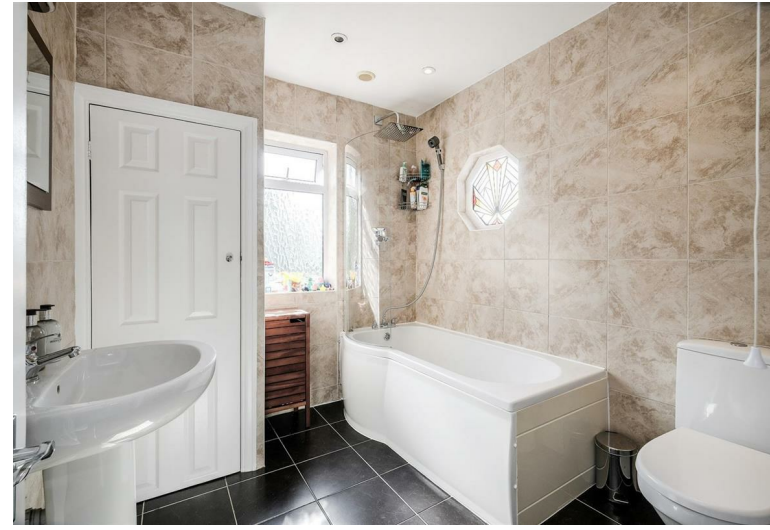


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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

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



Welcome to Leadale Avenue, Chingford - a charming semi-detached house that exudes character and warmth. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for the whole family to unwind and recharge.

The property features a well-maintained bathroom, ensuring your daily routines are both convenient and comfortable. Built in the 1930s, this home carries a sense of history and tradition while offering modern amenities for contemporary living.

Spanning 858 square feet, this house provides a generous living space for you to make your own. The property is in superb condition, a true testament to the care and attention it has received over the years. With parking available for two vehicles and a detached garage, you'll never have to worry about finding a spot after a long day.

Located near Chingford Mount, you'll have easy access to local amenities, schools, and green spaces, making it a convenient and desirable location to call home. Don't miss out on the opportunity to own this charming property in a sought-after area.

Contact us today to arrange a viewing and step into your future home at Leadale Avenue, Chingford.

