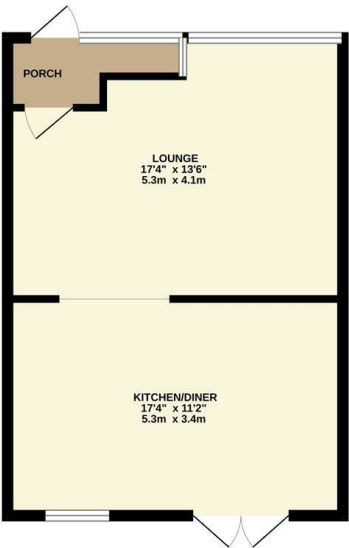
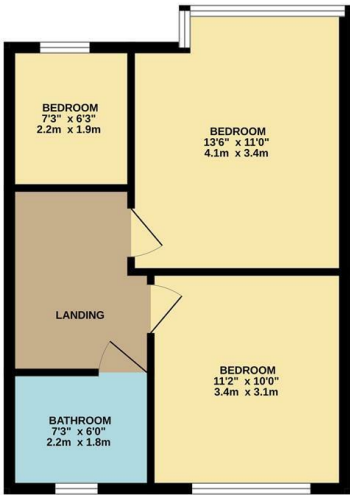




GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



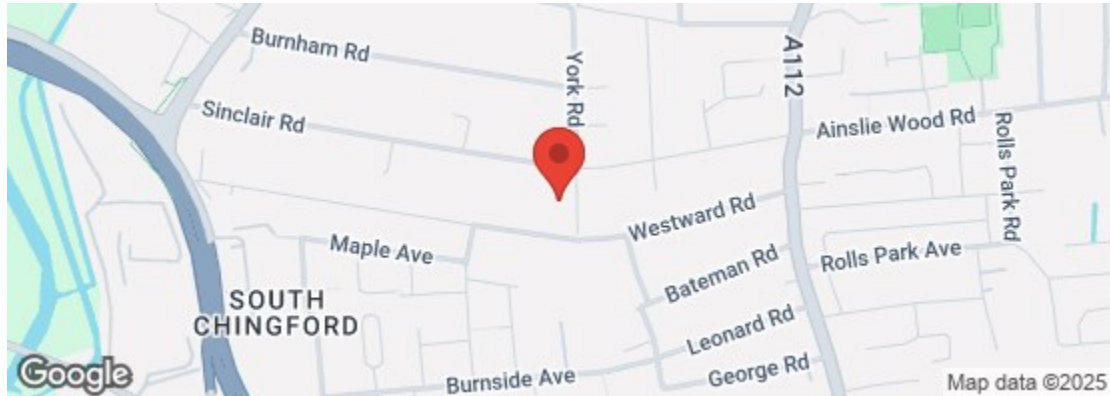
1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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.
Made with Metropix C5024

Council: Waltham Forest | Council Tax Band: D | Floor Area: sq ft

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.

CHURCHILL
estates



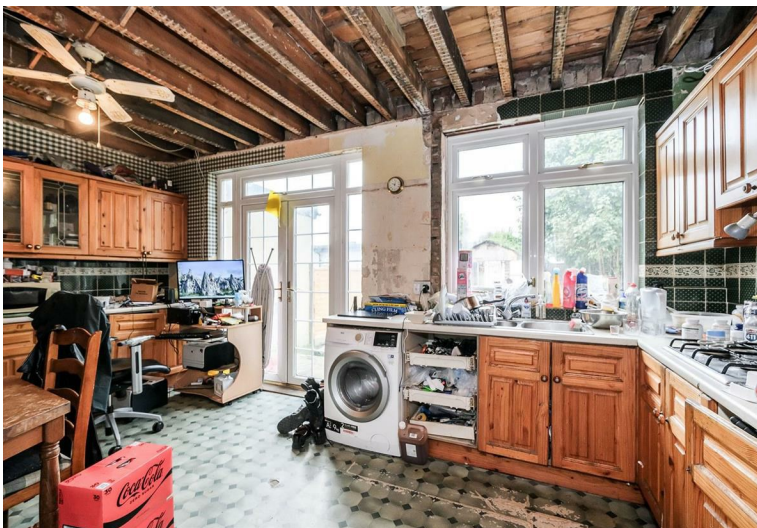
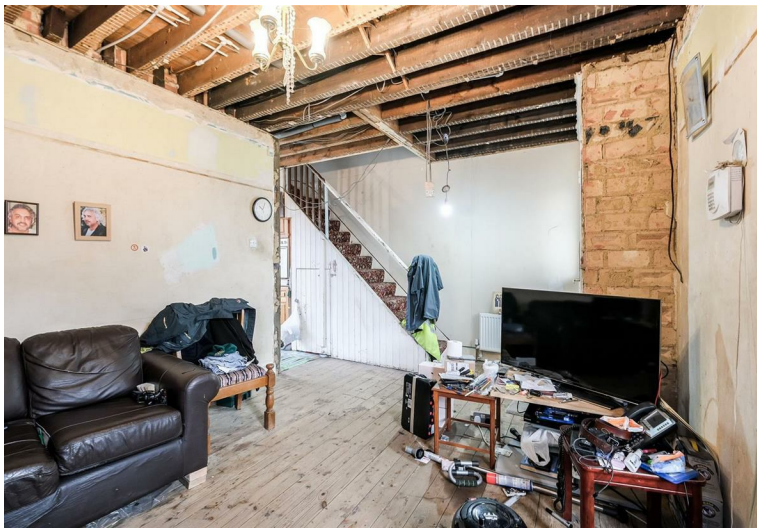
CHURCHILL
estates

York Road, Chingford, E4 8QL
£500,000 Freehold

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



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



Welcome to this charming end terrace house located on York Road in the desirable area of Chingford. This property boasts three cosy bedrooms, ideal for a growing family or those in need of extra space. The spacious reception room offers a perfect setting for entertaining guests or simply relaxing after a long day.

Although the property requires modernisation, this presents a fantastic opportunity for you to put your own stamp on the place and create the home of your dreams. With a bathroom to cater to your needs and parking for two vehicles or more, convenience is at your doorstep.

Situated close to Chase Lane School, this home is perfect for families with young children or those looking for easy access to local amenities. Don't miss out on the chance to transform this property into a beautiful and welcoming home in this sought-after location. Contact us today to arrange a viewing and start envisioning the endless possibilities this house has to offer.

