





Kurtis Property are pleased to present this end of terrace three bedroom house found in a sought after turning off Hall Lane, Chingford. Being sold CHAIN FREE, features include a Through Lounge, L Shape Kitchen/Diner, Cloakroom, Utility Area, Double Garage (to the rear) and a first floor Bathroom. In need of some modernisation with further potential to extend in to the loft and obtain off street parking (Subject to planning permission).

In our opinion, this would make an ideal family home or investment and viewings are advised to avoid disappointment. CONTACT US NOW TO ATTEND OUR OPEN HOUSE to be held on Saturday 27th January.

EPC Rating: D
Council Tax Band: D

Through Lounge

7.88 into bay x 3.82 max width (25'10" into bay x 12'6" max width)

Kitchen/Diner

5.44 x 4.61 (17'10" x 15'1")



Garden

11.69 (38'4")

Bedroom 1

4.14 x 3.11 (13'6" x 10'2")

Bedroom 2

3.68 x 3.59 (12'0" x 11'9")

Bedroom 3

2.42 x 2.2 (7'11" x 7'2")

Bathroom

First Floor Bathroom

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- CHAIN FREE
- END OF TERRACE
- DOUBLE GARAGE
- L SHAPE KITCHEN/DINER
- FIRST FLOOR BATHROOM
- CLOAKROOM
- SOUGHT AFTER LOCATION
- A MUST VIEW