

## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

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	



189 Hall Lane, Chingford, London, E4 8HU

£475,000

- Three bedrooms
- Generous rear garden
- New heating system
- Chain free
- Good road links
- Mid-terrace
- Rear access
- Opportunity for refurbishment
- Popular location
- Through lounge



Hall Lane, E4

Approximate Gross Internal Floor Area : 94.68 sq m / 1019 sq ft  
Garage : 12.50 sq m / 135 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 30/8/2024

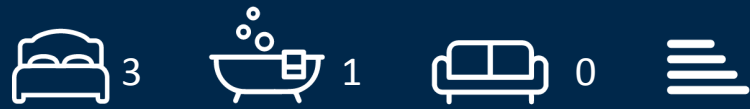
## 189 Hall Lane, London E4 8HU

Look to put your own stamp on your new home? This three bedroom mid terraced house is a great opportunity for a renovation project. The property offers rear access and is offered for sale chain free.

Nestled on the charming Hall Lane in Chingford, this classic 1930s mid-terrace home offers a fantastic opportunity for those looking to create their dream home. Ripe for renovation, this three-bedroom property is brimming with potential, ready to be transformed into a contemporary family haven while retaining its period charm.

Inside, you'll find spacious rooms that offer a blank canvas for modern updates, and with a little imagination, this house could truly shine. The generous garden is a standout feature, offering ample space for outdoor entertaining, gardening, or even future extensions. With convenient rear access, it provides practicality as well as privacy, perfect for families or anyone with a green fingers.

Situated in a sought-after location, the property is offered for sale chain-free, making for a smooth and hassle-free transaction. With excellent road links nearby, including easy access to the M25 and North Circular, commuting and exploring the wider area is effortless. Whether you're a first-time buyer, investor, or someone with a vision for renovation, this property represents an exciting opportunity to put your stamp on a home in one of Chingford's desirable areas.



Council Tax Band: D

