



Lower Hall Lane, Chingford

O.I.E.O £470,000

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**MILLERS**  
ESTATE AGENTS

**\*EXTENDED TERRACE \* TWO BEDROOMS\*  
TWO RECEPTIONS \* FIRST FLOOR  
BATHROOM \* VERY WELL PRESENTED  
THROUGH OUT \* OFF STREET PARKING\*  
GOOD SIZE REAR GARDEN \***

Welcome to Lower Hall Lane, Chingford - a charming terraced house that offers a delightful living experience. This property boasts 2 reception rooms, 2 cosy bedrooms, and a well-appointed bathroom, making it a perfect home for a small family or a couple looking for a peaceful retreat.

One of the standout features of this lovely house is that the property has already been extended to the rear, providing great size accommodation. The beautifully presented rear garden is a tranquil oasis where you can unwind after a long day or enjoy a morning coffee in the fresh air.

Convenience is key with parking available for 2 vehicles, ensuring you never have to worry about finding a spot. The off-street parking adds an extra layer of security and ease to your daily routine.

Situated close to the picturesque River Lee and the green spaces of Chase Lane Park, this property offers a perfect blend of urban amenities and natural beauty. The proximity to local schools and shops makes it an ideal location for families with children or anyone looking for easy access to everyday essentials.

Don't miss out on the opportunity to make this charming house your new home. Book a viewing today and discover the endless possibilities that await you at Lower Hall Lane!





## GROUND FLOOR

### Porch

1'11 x 6'00 (0.58m x 1.83m)

### Living Room

14'09 x 14'04 (4.50m x 4.37m)

### Dining Room

8'06 x 14'04 (2.59m x 4.37m)

### Kitchen

9'09 x 13'05 (2.97m x 4.09m)

## FIRST FLOOR

### Landing

### Bedroom One

12'00 x 9'03 (3.66m x 2.82m)

### Dressing Area

10'10 x 4'09 (3.30m x 1.45m)

### Bedroom Two

10'06 x 8'04 (3.20m x 2.54m)

### Bathroom

5'06 x 5'07 (1.68m x 1.70m)

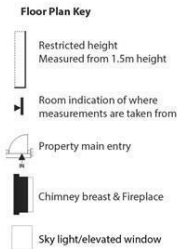
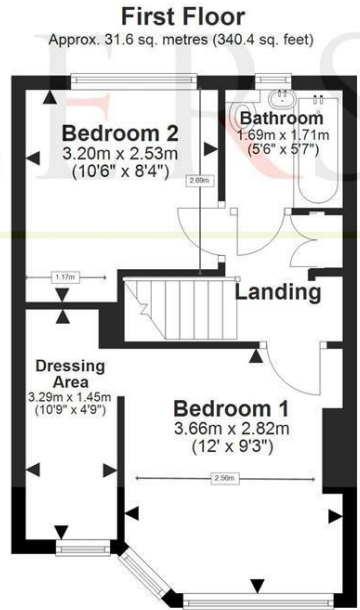
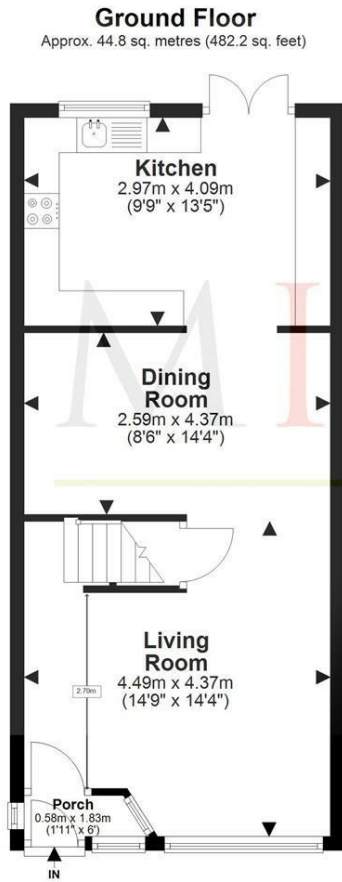
## EXTERNAL AREAS

### Front Drive

### Rear Garden

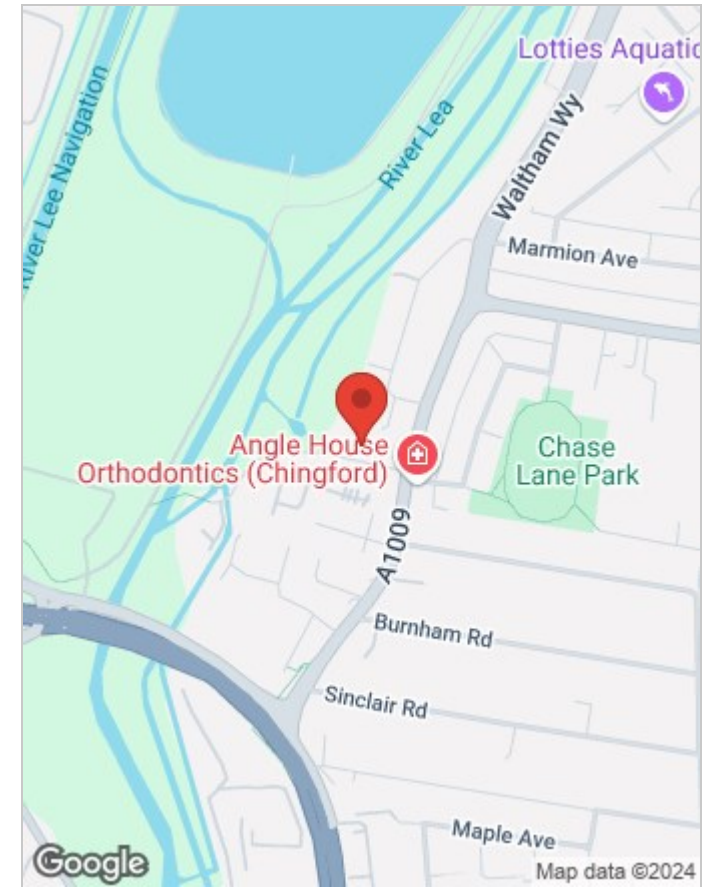
75'00 x 15'02 (22.86m x 4.62m)





Total area: approx. 76.4 sq. metres (822.5 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		65	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.