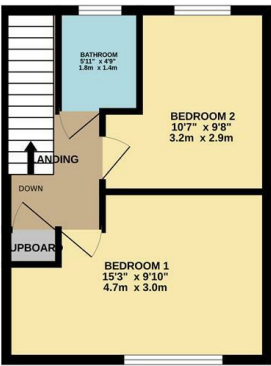
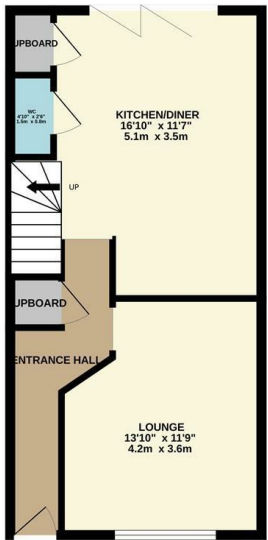




GROUND FLOOR
452 sq. ft. (42.0 sq.m.) approx.

1ST FLOOR
312 sq. ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq. ft. (70.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor area measurements, measurements of floor, wall, ceiling and any other area 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 purchaser's surveyor should verify the floor area and no guarantee as to this accuracy or efficiency can be given.
Made with NetScout 10/2021

Council: Waltham Forest | Council Tax Band: C | Floor Area: 764.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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

Withy Mead, Chingford, E4 6JW
£450,000 Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**



IDEAL STARTER HOME!!! Spacious and extended two double bedroom terraced house which is situated in the ever popular Chingford Hatch location and only a short walk to the local shops and amenities. The property which has been well maintained by the present vendors benefits from off street parking to front, beautiful integrated extended kitchen diner, lovely approx 40ft rear garden, first floor bathroom, additional ground floor wc and we feel would make an ideal first purchase.

EPC Rating C

Council Tax Band C

