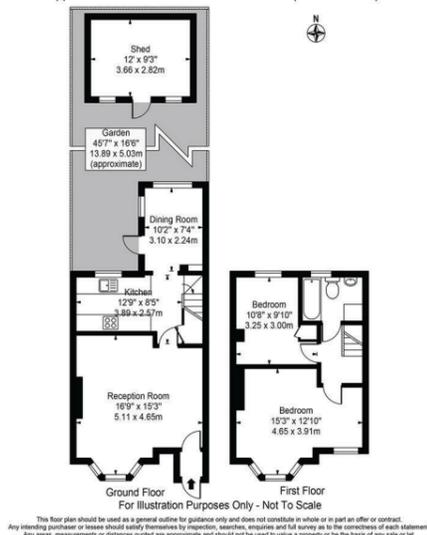




Extended two bedroom terraced house situated on the ever popular Friday Hill development.



Manor Farm Drive, E4 6HJ
 Approx. Gross Internal Area 745 Sq Ft - 69.21 Sq M
 (Excluding Shed)
 Approx. Gross Internal Area Of Shed 111 Sq Ft - 10.32 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or as the basis of any sale or let.

Manor Farm Drive, Chingford, E4 6HJ Offers Over £450,000 Freehold

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 75 |
| (39-54) E | 59 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | |



Freehold
 EPC Rating D
 Council Tax Band D

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.



To view call **020 8529 5500**
 Email northchingford@churchill-estates.co.uk

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DO NOT MISS OUT!!! Beautiful and extended two bedroom terraced house which is situated on the ever popular Friday Hill development. The property which is being offered with no onward chain has been well maintained and modernised and benefits from an extended dining room, lovely fitted kitchen, approx 50ft rear garden, first floor bathroom and we feel would make an ideal first purchase. So do not delay and call today for an early internal viewing.

EPC Rating D

Council Tax Band D

