



GROUND FLOOR  
APPROX. FLOOR  
AREA 517 SQ.FT.  
(48.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 462 SQ.FT.  
(42.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 978 SQ.FT. (90.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

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		



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

To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)

LOOK!! LOOK!! LOOK!! Three bedroom terraced house which is situated within easy access to the main line station and is being offered with no onward chain.

**CHURCHILL**  
estates



**Wyemead Crescent, Chingford, E4 6HN**  
Offers In Excess Of £440,000 Freehold



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Lounge/Diner  
18'0" x 17'7"  
Kitchen  
11'3" x 10'0"  
Shower Room  
Bedroom One  
14'6" x 11'6"  
Bedroom Two  
11'10" x 11'6"  
Bedroom Three  
8'6" x 8'5"  
Bathroom  
Rear Garden  
Approx 30'0"

LOOK!! LOOK!! LOOK!! We are delighted to offer this THREE BEDROOM TERRACED HOUSE which is situated within EASY ACCESS TO THE MAIN LINE STATION and all local amenities. The property which is being offered with NO ONWARD CHAIN benefits from BEAUTIFUL FITTED KITCHEN, TILED FIRST FLOOR BATHROOM, ADDITIONAL GROUND FLOOR SHOWER ROOM, APPROX 30 FT REAR GARDEN WITH REAR ACCESS and an early internal viewing is a must to avoid disappointment.

