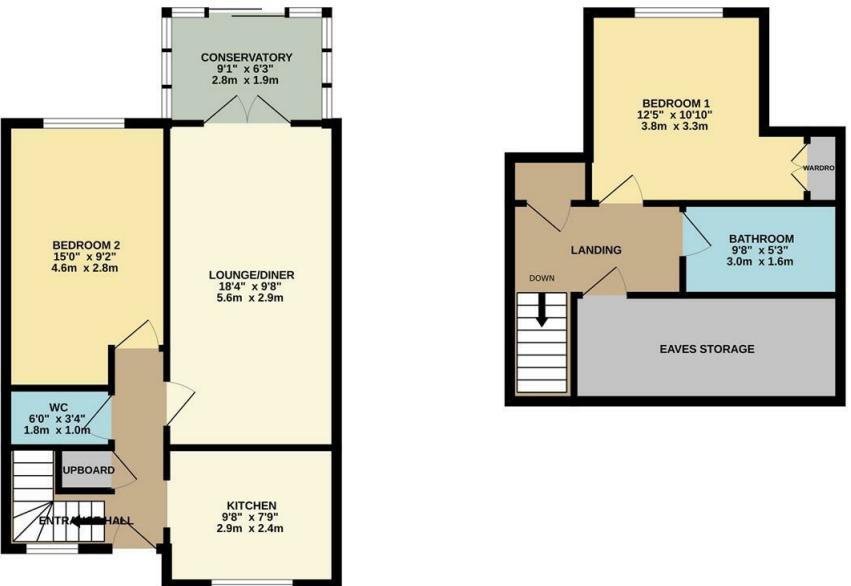




GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. We have not tested any services or equipment and no guarantee can be given for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, symbols and fixtures shown on the plan have not been tested and no guarantee can be given as to their operation or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	69	
(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.

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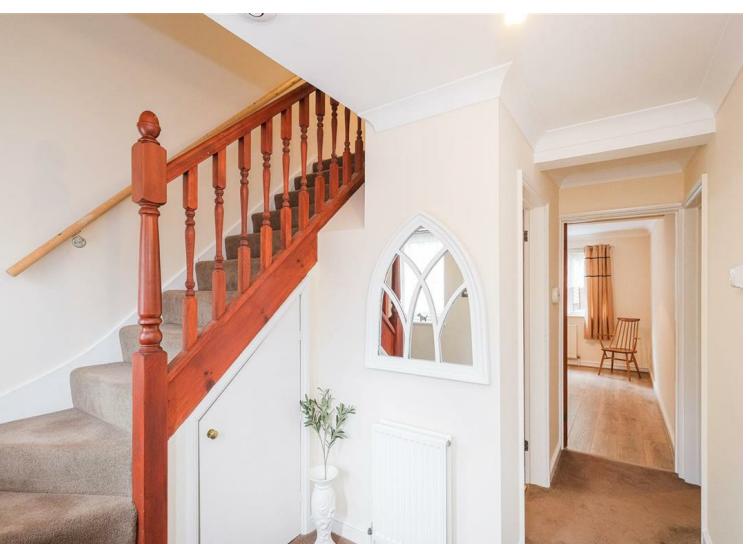
To view call **020 8529 5500**



**Bracken Mews, North Chingford, E4 7UT**  
Offers Over £425,000 Freehold

Council: Waltham Forest | Council Tax Band: D | Floor Area: 876.00 sq ft

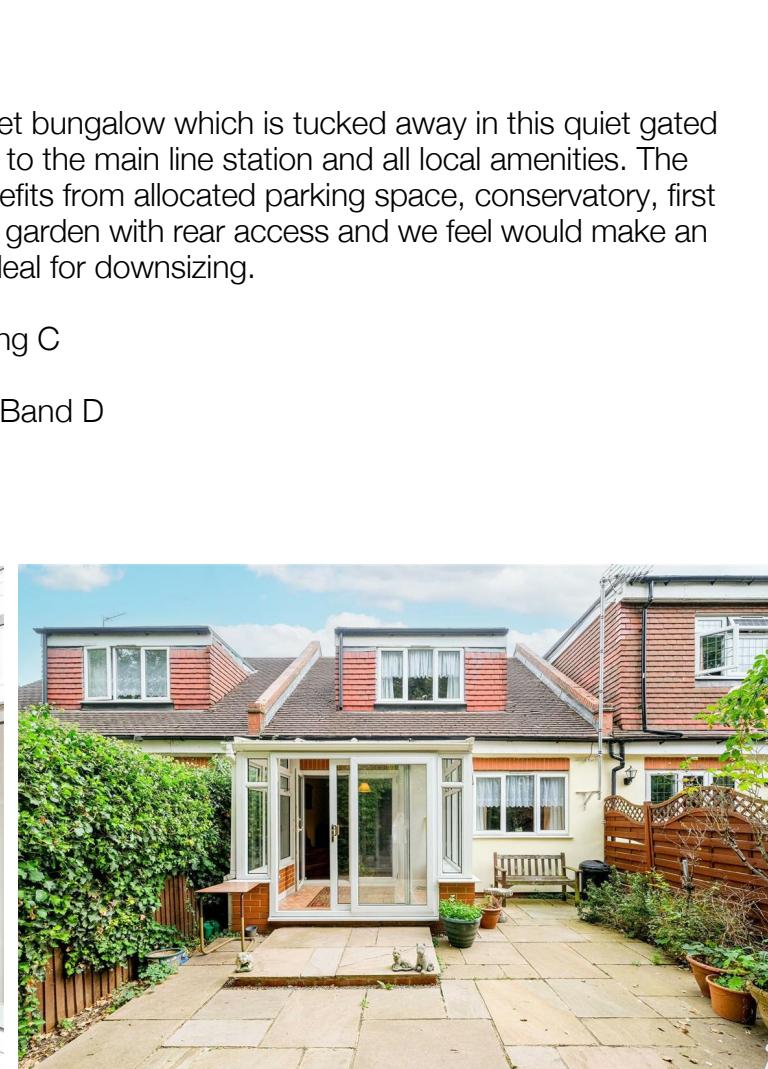
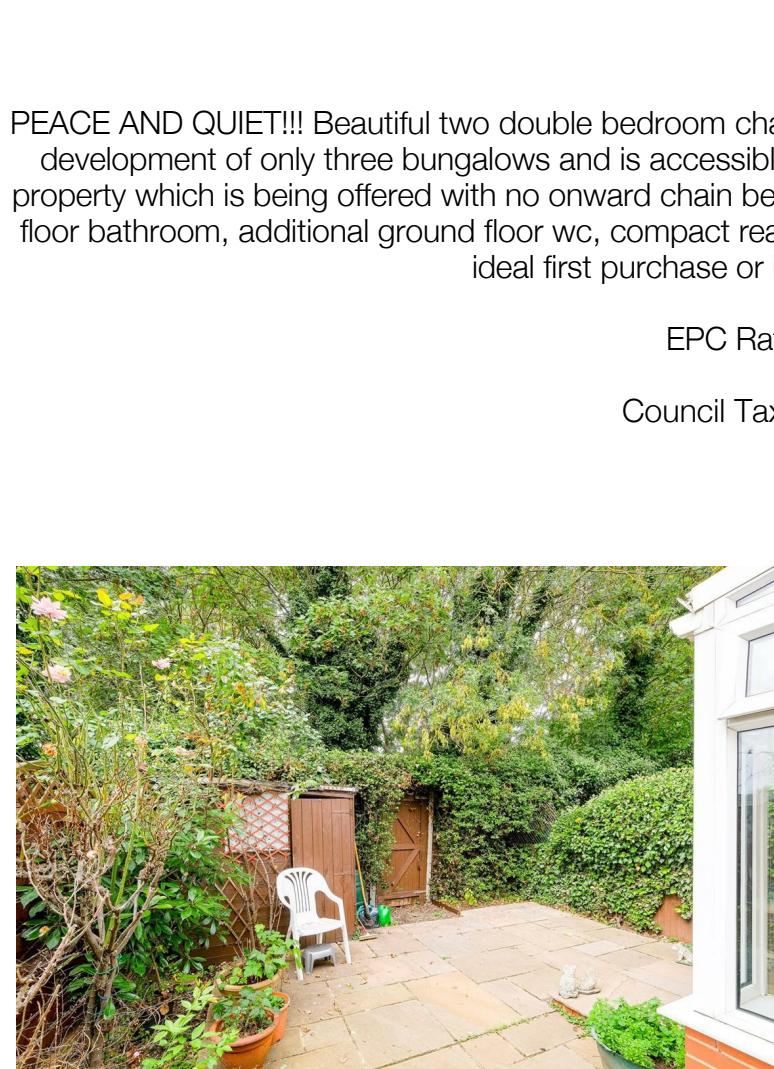
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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**PEACE AND QUIET!!!** Beautiful two double bedroom chalet bungalow which is tucked away in this quiet gated development of only three bungalows and is accessible to the main line station and all local amenities. The property which is being offered with no onward chain benefits from allocated parking space, conservatory, first floor bathroom, additional ground floor wc, compact rear garden with rear access and we feel would make an ideal first purchase or ideal for downsizing.

EPC Rating C

Council Tax Band D