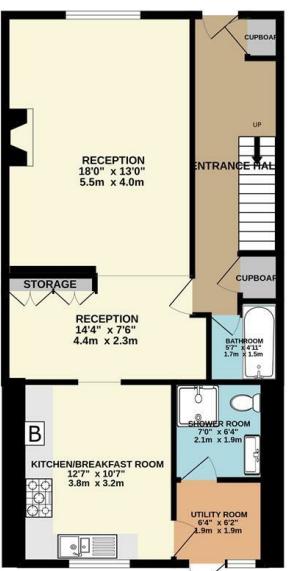




GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq ft (109.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas and the entire property are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and has not been tested and no guarantee as to their operability or efficiency can be given.  
Measured by Merton 2000.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1174.00 sq ft

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	68
(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

Chingdale Road, Chingford, E4 6HZ  
Price Guide £500,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2



**CHURCHILL**  
estates

Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**



LOOK!! LOOK!! LOOK!! GUIDE PRICE £500,000 TO £525,000 Spacious and extended four bedroom tunnel linked terraced house which is tucked away in this quiet location in the ever popular Friday Hill location opposite the forest and only a short walk to all local shops and amenities. The property which is being offered with no onward chain is in need of some internal modernisation but offers superb future potential and benefits from a large extended kitchen/diner, ground floor bathroom, additional ground floor shower room, first floor wc, utility room, lovely approx 40ft rear garden with tunneled side access and we feel would make an ideal family home.

WE HAVE TO INFORM YOU THAT ONE OF THE EXECUTORS OF THE PROPERTY IS AN EMPLOYEE OF CHURCHILL ESTATES

EPC Rating D

Council Tax Band D

Pursuant to the Estate Agents Act 1979 we must point out that an executor of this property is an employee of the company

