




# Chingdale Road, Chingford, E4 6HZ

## Price Guide £500,000 Freehold

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			<p><b>84</b></p> <p><b>68</b></p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	



A large, bright living room with light blue walls, a white ceiling, and light wood flooring. The room features a wooden fireplace mantel on the right wall and a white radiator on the left. A doorway in the background leads to a kitchen area.



Request a Viewing: **020 8529 5500** Email: **[northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)**

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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 tunnelled 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

