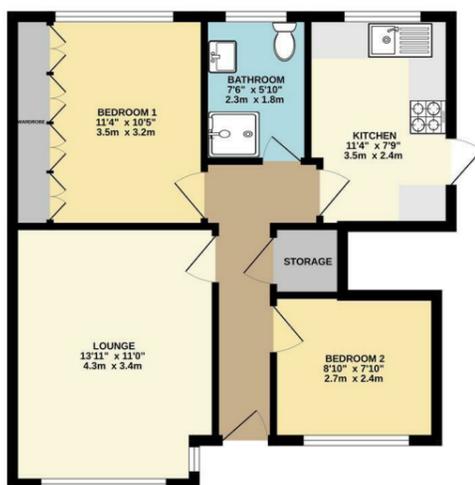




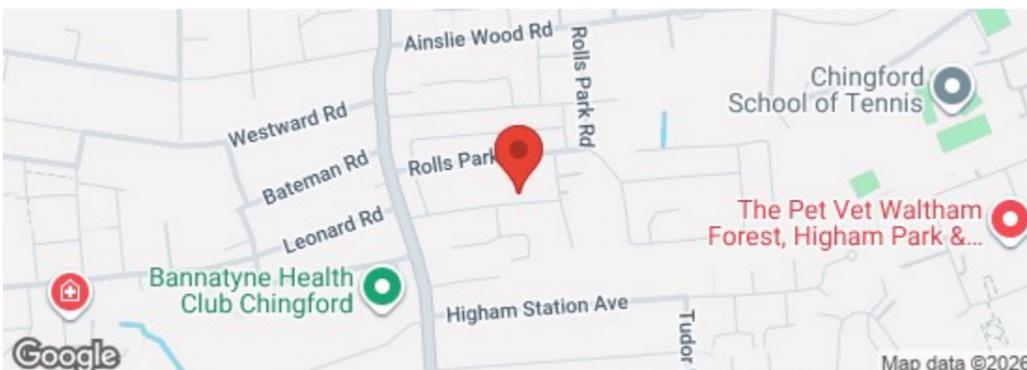
GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the measurement of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The agent does not warrant the accuracy of the floorplan. Measurements are taken from the internal face of walls and doors. All dimensions are approximate. Make your own measurements.

Council: | Council Tax Band: | Floor Area: sq ft

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		65	76
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.



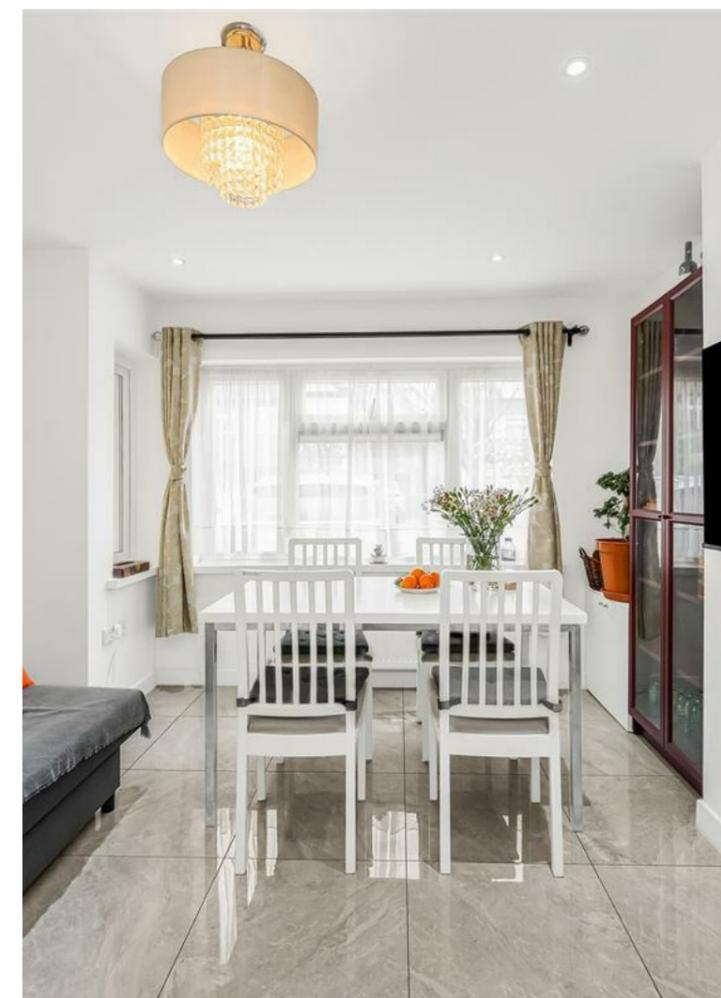
CHURCHILL
estates

Frances Road, Chingford, E4 9DL
Asking Price £375,000 Leasehold
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



CHURCHILL
estates

Request a Viewing: **020 8524 0000** Email: southchingford@wearechurchills.co.uk



Located on the charming Frances Road in Chingford, this delightful two-bedroom ground floor maisonette offers a perfect blend of comfort and convenience. The property is in excellent condition, making it an ideal choice for those seeking a home that is ready to move into without the need for extensive renovations.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The modern kitchen is well-equipped, featuring contemporary fittings that cater to all your culinary needs. The maisonette boasts two comfortable bedrooms, providing ample space for rest and relaxation. The bathroom is also modern, ensuring a pleasant experience for daily routines.

One of the standout features of this property is the private garden, which offers a lovely outdoor space for enjoying the fresh air or hosting gatherings. Additionally, the driveway accommodates two cars, providing convenient off-street parking.

Situated close to transport links and local amenities, this maisonette is ideally located for easy access to the vibrant life of Chingford.

With no chain involved, this property presents a straightforward opportunity for prospective buyers. Whether you are a first-time buyer or looking to downsize, this maisonette on Frances Road is a wonderful option that combines modern living with a desirable location.

