

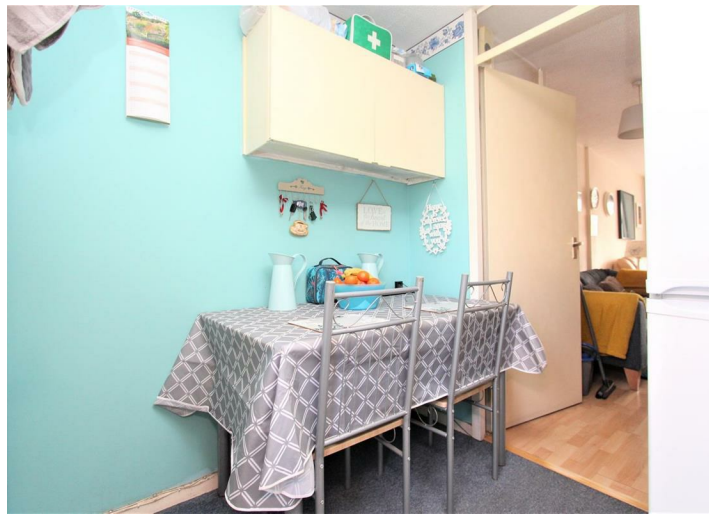
Two bed house Chingford !!



Mapleton Road, London, E4 6XJ
Offers In Excess Of £365,000 Freehold



To view call **020 8524 0000**
Email southchingford@churchill-estates.co.uk

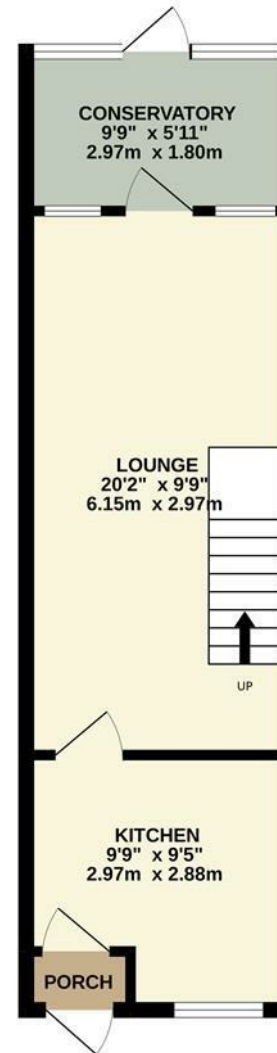


Offers in Excess of £365,000

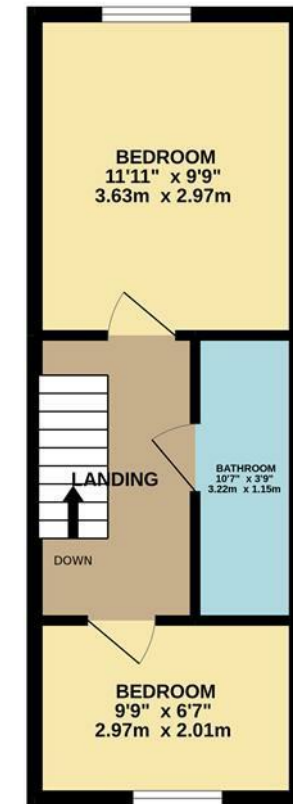
Offered for sale is this TWO bed terrace house that is situated within easy reach of Highams Park station, Chingford mount high street and fantastic local schools. Located within a short walk of Larkwood forest and local shops, restaurants and gym facilities. This property also benefits from having off street parking, as well as many spaces along the road for parking! Internal viewings are advised !!



GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2022

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	



Freehold
EPC :
Council Tax band :

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.



To view call **020 8524 0000**
Email southchingford@churchill-estates.co.uk