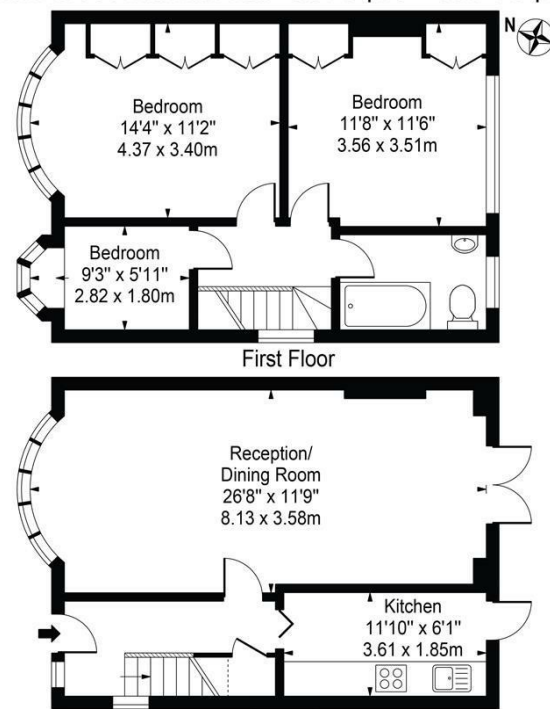


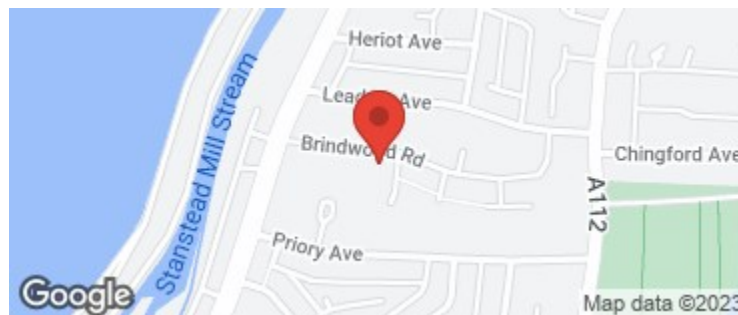


Brindwood Road  
Approx. Gross Internal Area 901 Sq Ft - 83.71 Sq M



For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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



Freehold  
EPC Rating: C  
Council Tax Band : E

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

To view call **020 8524 0000**  
Email [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)

Guide price £575,000 - £600,000

Beautifully Presented Three Bedroom Semi Detached with no onward chain

**CHURCHILL**  
estates



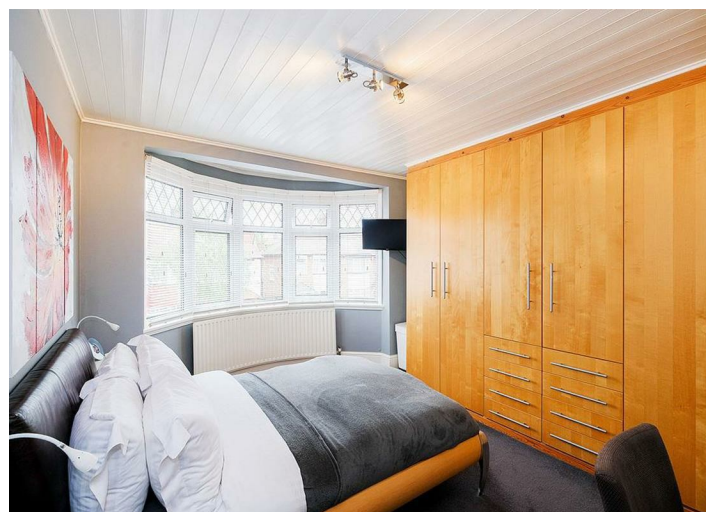
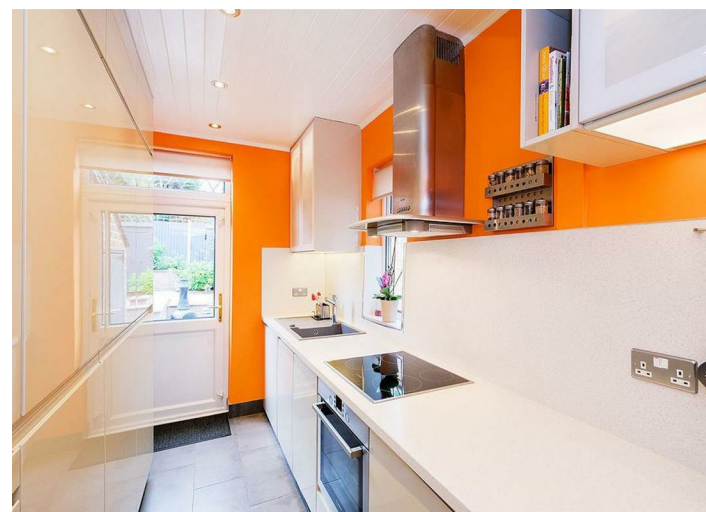
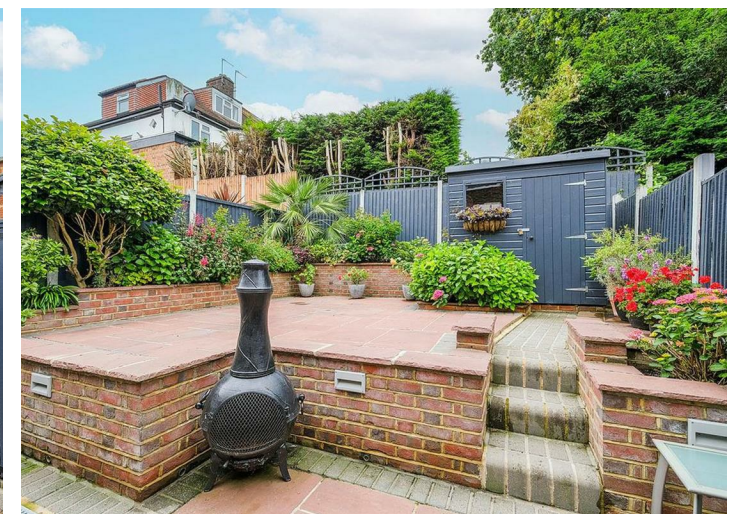
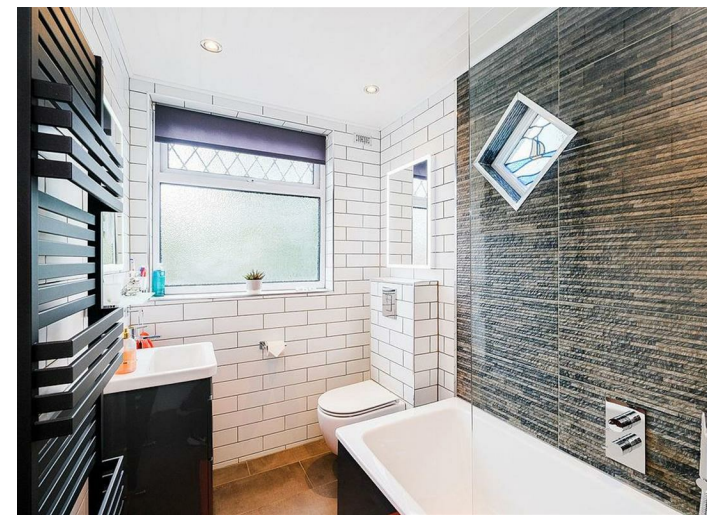
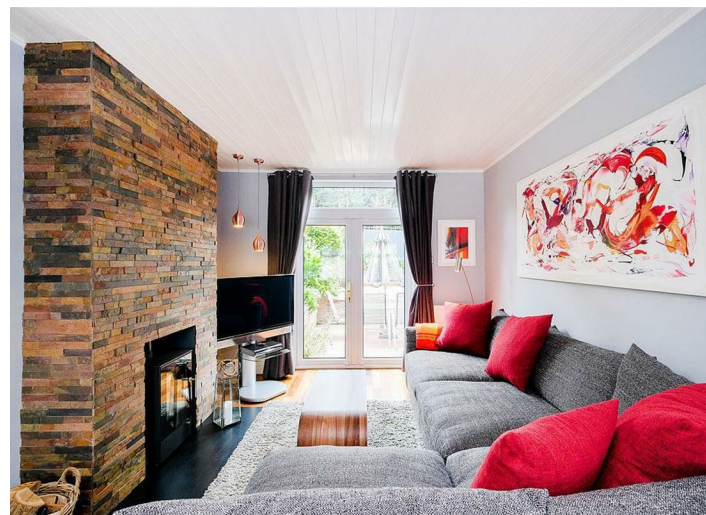
**Brindwood Road, E4 8BA**

**Price Guide £575,000 Freehold**



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Guide price £575,000 - £600,000

Situated in this well sought after tree lined turning that is a short walk from Chingford Mounts shopping and transport facilities is this BEAUTIFULLY presented 1930's Double Bayed Three Bedroom Semi Detached house that boasts many fine features including a through lounge with modern feature fireplace with wood burner, a Stunning newly fitted kitchen, an Immaculate first floor bathroom , hardwood flooring, new carpets to the first floor. Externally there is a South facing tiered rear garden with raised shaped flowerbeds and lighting. To the front of the property we have off street parking for two cars and steps to the front door. The property has been owned by the current vendors for over 25 years and is OFFERED WITH NO ONGOING CHAIN so an early internal viewing is advised.

