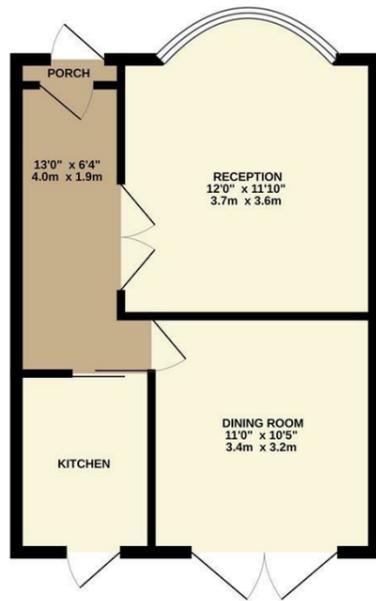




GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.

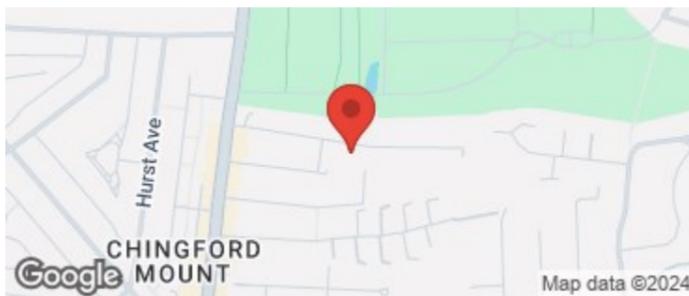
1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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

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

| Three Bedrooms | Good Condition | Close to Mount | Off Street Parking | Two Reception Rooms | Brick Built Outbuilding with Power and Lights | First Floor Bathroom | Double Bayed | South Facing Rear Garden | Double Glazing |

CHURCHILL
estates



Alpha Road, Chingford, E4 6TB
Offers Over £500,000 Freehold



To view call **020 8524 0000**
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Situated within Easy Reach of both North and South Chingford's Shopping and Transport Amenities as well Bus Routes to Walthamstow is this Three Bedroom Double Bayed and Gable Fronted End of Terrace house with Off Street Parking and a Shared Driveway.

The property on the Ground Floor comprises of a Lounge with Fireplace, Dining Room with access to Rear garden through Patio Doors, Fitted Kitchen also with Door to rear garden. Moving upstairs we have Three Bedrooms and a Family Bathroom. Externally we have a rear garden of approx 40ft in Length with a Brick Built Outbuilding which is split into the Main Room of 9ft4 x 9ft and has power and lighting with double doors overlooking the garden. The second part which is a storage area which is great for garden equipment and barbeque. An early internal viewing is advised to fully appreciate the property on offer.

