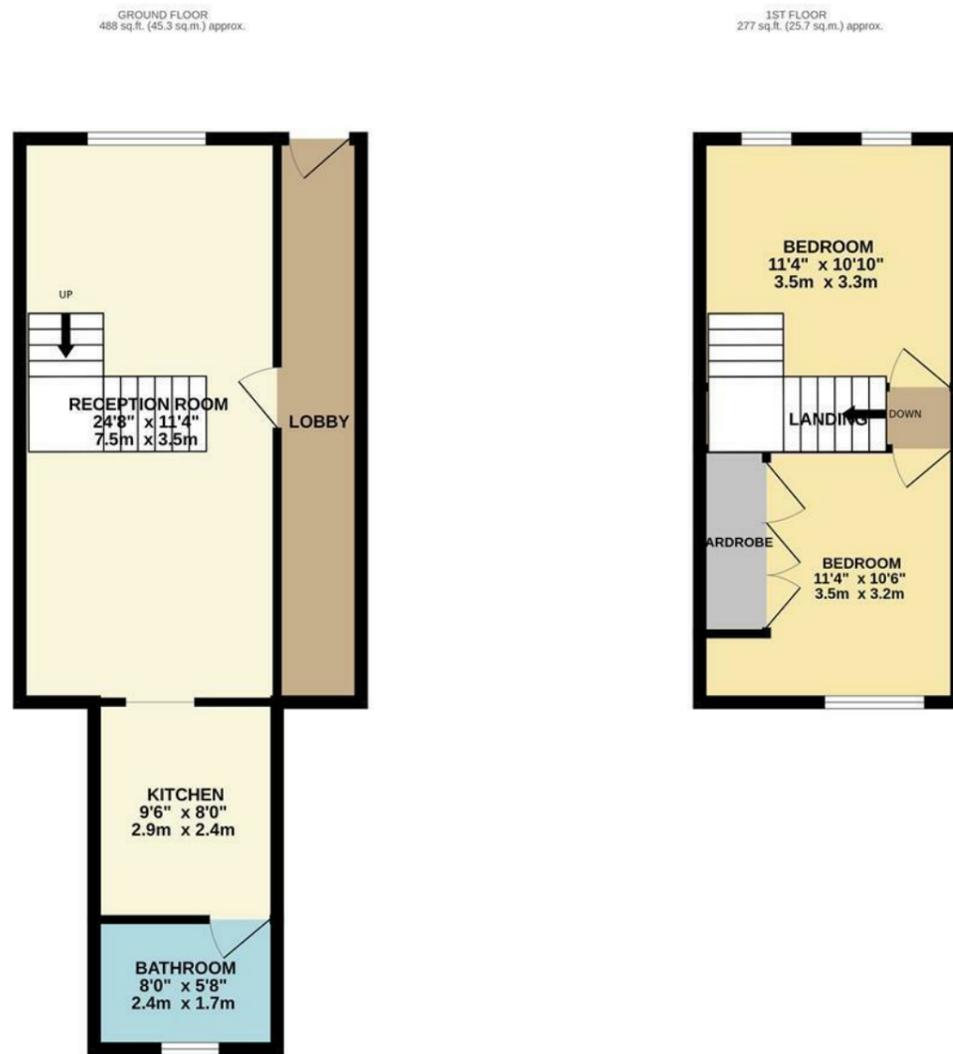


| Chain Free | Two Bedrooms | Ground Floor Bathroom | Good Sized Garden | Close to Schools | Easy Reach of Chingford Mount | Older Style | Fitted Kitchen |



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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.  
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**Suffield Road, Chingford, E4 9TA**  
Offers In The Region Of £400,000 Freehold

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



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.





Offer For Sale with No On Going Chain is this Two Bedroom Older Style Cottage that is situated within a short walk to Larkwood Primary School and close to Chingford Mount with its shopping and transport facilities.

The Ground Floor comprises of a 24ft Lounge, Fitted Kitchen and a Ground Floor Bathroom. Moving upstairs we have Two Good Sized Bedrooms. Externally there is a Rear Garden of approx 40ft in Length.

Properties of this type are rarely available in Chingford so an Early internal Viewing is advised.

