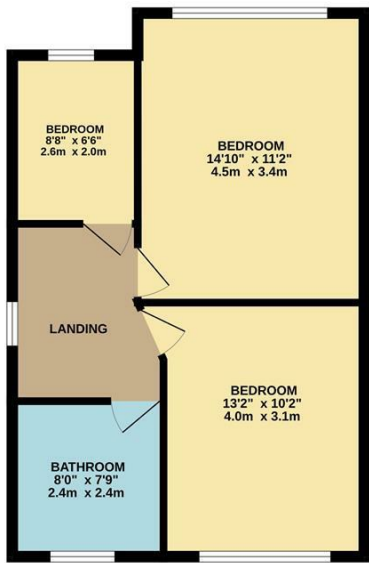
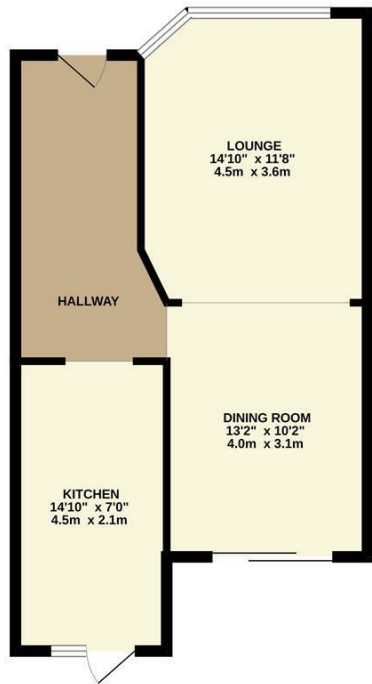




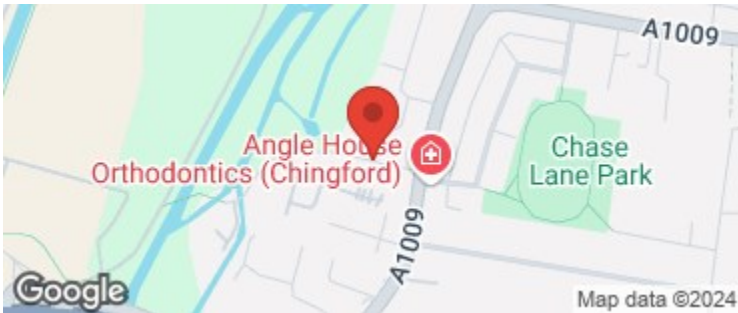
GROUND FLOOR
524 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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.
Made with Metshape 02023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		55
(55-68) D		
(39-54) E		F
(21-38) F		
(1-20) G		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
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To view call **020 8524 0000**
Email southchingford@churchill-estates.co.uk

| Three Bedrooms | End of Terrace | Off Street Parking | Close to A406/M11 Transport Links | Fitted Kitchen | Walking Distance to Park | South Facing Garden | First Floor Bathroom |

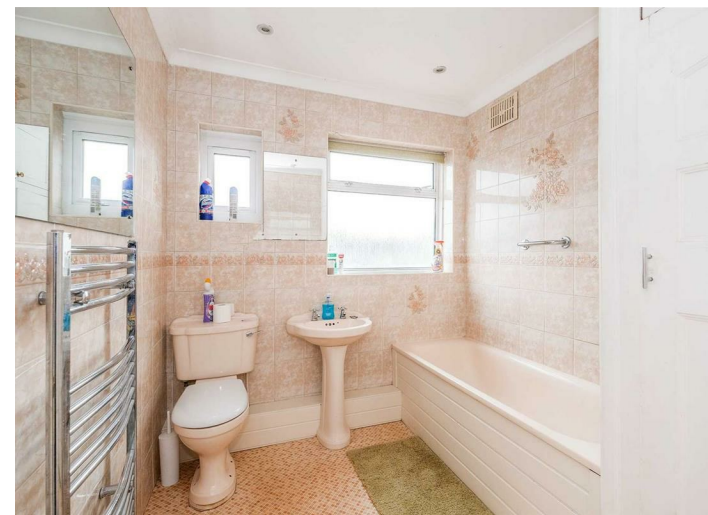
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Lower Hall Lane, Chingford, E4 8JG
Offers In Excess Of £500,000 Freehold



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Situated within a short walk to a local Park and in close proximity to Chase Lane School is this 1930's Three Bedroom End of Terrace house with Off Street Parking.

The Property itself comprises on the Ground Floor of a Through Lounge with doors out to the South Facing Rear Garden and 14ft Fitted Kitchen also with access to the Rear Garden, Moving upstairs we have Three Bedrooms and Family Bathroom.

Externally there is a South Facing Rear Garden of Approx 50ft with a Patio Area, Shaped Flower Beds to both sides and a Large Summer House to Rear. An Early internal viewing is advised.

