

| Two Bedroom | Semi Detached | Off Street Parking |  
Modern Fitted Kitchen | 20ft Lounge | Easy Reach of  
Highams Park Station | Side Access | First Floor Bathroom |

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**Mapleton Road, Chingford, E4 6XJ**  
Offers Over £380,000 Freehold



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





Offered For Sale is this Two Bedroom Semi Detached house that is situated within easy reach of both Chingford Mount and Highams Park station as as a gym close by.

The Ground Floor the property benefits from a 20ft Lounge, Fitted Kitchen and access to the Rear Garden.

Moving to the First Floor we have Two Bedrooms and Bathroom.

Externally there is a rear garden of approx 50ft with side access as well as Off Street Parking. An early internal is advised.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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.

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