



GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.

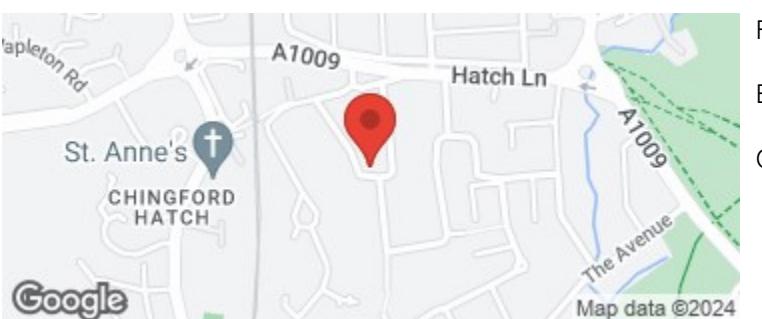


1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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 equipment have not been tested and no guarantee is given to their operability or efficiency can be given.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

| Newly Built Three Bedroom End of Terrace House | Modern Open Plan Living | Off Road Parking | Double Glazing | Close to Highams Park | Three Good Sized Bedrooms | Chain Free | Corner Plot | 10 Year Building Warranty |

**CHURCHILL**  
estates



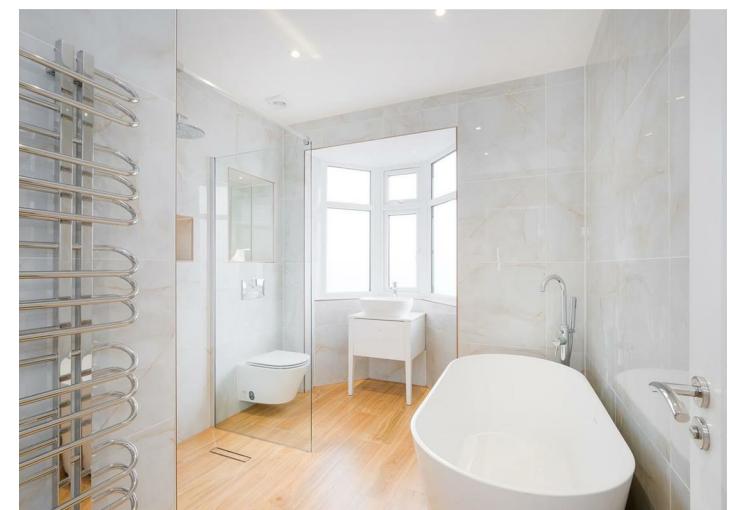
**Blackthorne Drive, Chingford, E4 6LR**  
**£675,000 Freehold**



**CHURCHILL**  
estates

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

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



A stunning and spacious Newly Built 3 bedroom End of Terrace property, presented to a High Standard and ideally located within easy reach of Highams Park with its popular bars & cafes, boutique shops, sought after schools and mainline railway station just a 15 min walk away. Also locally you are in close proximity to Highams Park Lake and also very easy access to Woodford.

The property itself has a 28ft open plan underfloor heated Family room incorporating Lounge / Diner with Striking kitchen area with Bi Folding Doors leading to its Private wrap around garden. There is also a downstairs w/c. Then Climbing the stairs with its contemporary glass balustrade to a beautifully designed 4 piece first floor bathroom, 14ft master bedroom, and 2 good sizes additional bedrooms. With ample off street parking for several cars and the property is likely to be very popular and is also being offered on a chain free basis.

EPC Rating : B

ICW 10 year New House Building Certificate.

Council tax band: E