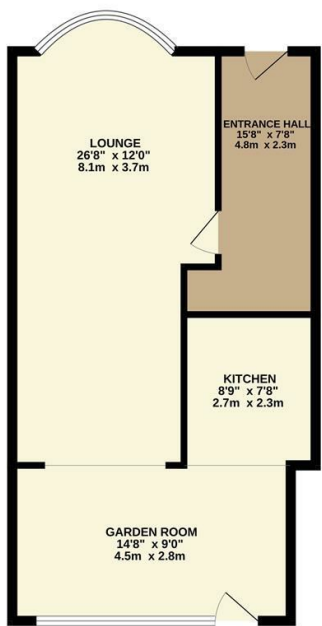





GROUND FLOOR
580 sq. ft. (53.9 sq. m.) approx.



1ST FLOOR
434 sq. ft. (40.3 sq. m.) approx.



TOTAL FLOOR AREA - 1014 sq. ft. (94.2 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. The 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 quality or efficiency can be given.
Made with Miroplan 12/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		64
(55-68) D		
(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

| Chain Free | Three Bedrooms | Garage to Rear | Hard Standing to Front | First Floor Bathroom | Close to Chase Lane School | Potential to Extend (STPP) |

CHURCHILL
estates



Waverley Avenue, Chingford, E4 8HT
Offers Over £475,000 Freehold



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



Offered For Sale with No On Going Chain is this Three Bedroom Mid Terrace House that is situated within a short walk of Chase Lane School and Local Park.

Internally on the Ground Floor the property benefits from a 26ft Through Lounge, Garden Room and Kitchen with access to the Rear Garden.

Moving upstairs to the First Floor we have Three Bedroom and a Family Bathroom.

Externally there is a rear garden of Approx 35ft with a detached Garage to rear and Hard Standing area to Front and as Properties in this location are highly sought after an internal viewing is advised.

