



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



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



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

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estates



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

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



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

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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.

