

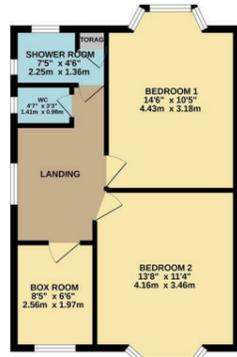
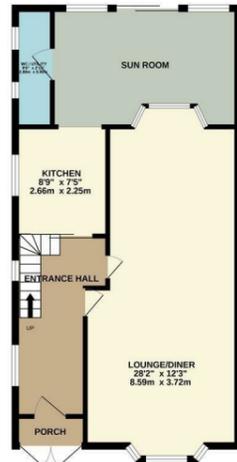


A spacious 3 bedroom, rear extended, semi detached property in need of modernisation.



GROUND FLOOR
628 sq ft. (58.3 sq m.) approx.

1ST FLOOR
467 sq ft. (43.4 sq m.) approx.



TOTAL FLOOR AREA: 1095 sq ft. (101.7 sq m.) approx.
 While every effort has been made to ensure the accuracy of the floorplan, it is not intended to be a contract. It is a guide only and should not be relied upon for any other purpose. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions.



Leadale Avenue, Chingford, E4 8AX

Offers In Excess Of £500,000 Freehold

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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
Current	80
Potential	53



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.



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

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Offers in excess of £500,000

Churchill Estates are delighted to offer for sale this spacious 3 bedroom semi detached property with off street parking and rear extension. The property itself is need of modernisation throughout and offers a spacious 27ft through lounge, 14ft sun room with attached downstairs w/c, 70ft rear garden, side access, first floor shower room, 14ft master bedroom and off street parking for several cars. The property is situated on the popular Leadale Avenue and is likely to generate high levels of interest so early viewings are advised.