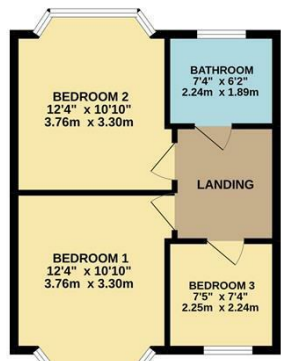
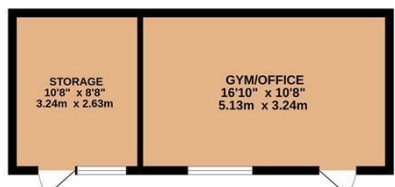




GROUND FLOOR:
794 sq. ft. (73.8 sq. m.) approx.

1ST FLOOR:
399 sq. ft. (37.1 sq. m.) approx.



TOTAL FLOOR AREA: 1193 sq. ft. (110.8 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for the buyer's reference only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/2022

Energy Efficiency Rating		
	Current	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	



Freehold
Council Tax Band D
EPC D

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

* Offers in Excess of £500,000*

A spacious and well presented 3 bedroom end of terrace property with attached garage and ideally located for easy access to Chingford Mount with its various local amenities.

CHURCHILL
estates



Suffield Road, Chingford, E4 9TA
Offers In Excess Of £490,000 Freehold



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



A well presented 3 bedroom end of terrace property perfectly positioned for easy access to Chingford Mount with its popular cafe's/bars & restaurants, sought after local schools and abundant local amenities all to be found within easy reach. The property itself benefits from a 24ft through lounge, 12ft kitchen, 50ft rear garden with 23ft outbuilding, off street parking, attached garage and a 12ft master bedroom. The property also has Potential to Extend (STPP) so is likely to be very popular so early viewings are advised.

Message from owner :

"We have loved living here for 13 years. The house is a nice and sunny property on a quiet road and is just a 20 min walk from the train station with easy access to transport to central London. It is in an immaculate condition with a nice large sunny garden. It is in the centre of vibrant Chingford close to independent shops, cafes, pubs, and restaurants. Both Epping Forest and Higham's Park are on your door steps with its beautiful cafes and lakes.

We have lovingly transformed this house into a comfortable family home. The garden is private and has a valuable extension on the rear side with Office/ Gym space that makes it perfect in the spring and summer months. We have also built a luxurious porch. After thirteen happy years we hope the next owners enjoy living here as much as we have ".

Freehold

Council Tax Band D

EPC D

