




| Kitchen Diner with Bi Folds | Separate Reception Room | Two Bathrooms |
Side Plot with Previous Planning | Chain Free | Detached Garage | Four
Bedrooms | Situated between both North and South Chingford |



TOTAL APPROX. FLOOR AREA 1250 SQ.FT. (116.2 SQ.M.)
Whild every attempt has been made to ensure the accuracy of the floor plan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix 12/2021

Harold Road, Chingford, E4 9ST

Offers Over £680,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.



To view call **020 8524 0000**
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Situated on the corner of Gunners Grove and being within equal distance of both North and South Chingford's amenities is this Ground Floor and Loft Extended Semi Detached House with a 6 metre (approx) side plot which has had Previous Planning Permission for a Double Storey Extension.

This great family house has been extensively refurbished and benefits from a Front Reception Room, 21ft Kitchen Diner with Bi- Folding doors leading on to the Garden which wraps around the property to approx 6m to the side.

Moving Upstairs we have Three Bedrooms and a Family Bathroom with stairs leading up to the Forth Bedroom which is in the Loft Extension. there is also a Further Shower room.

Externally we have a detached garage to rear a Large Side and Rear Garden with Off Street Parking to Front.

