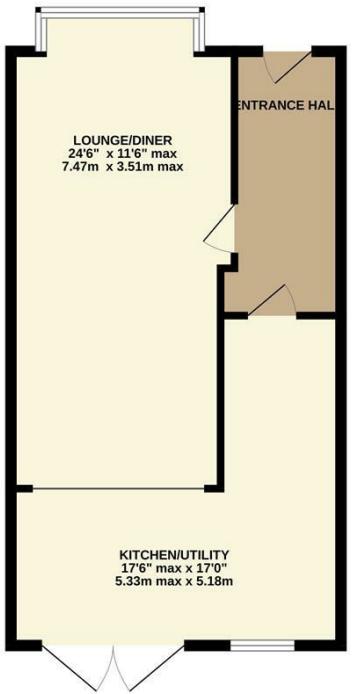




GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.

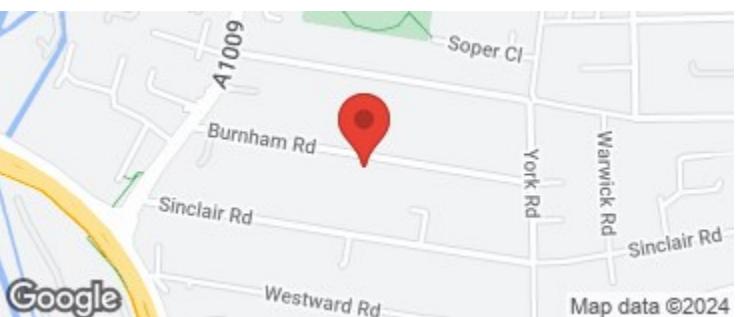


1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq ft. (85.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. Prospective buyers are advised to make their own enquiries of their solicitor or surveyor. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			73
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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.

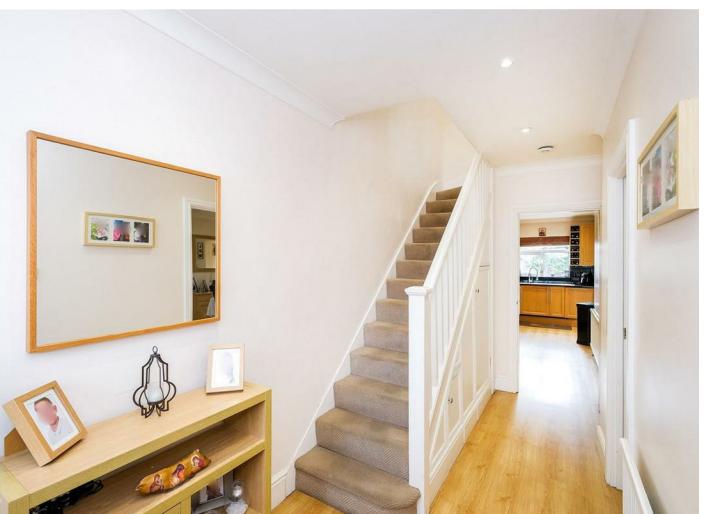
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

| Three Bedrooms | Ground Floor Extended | Large Garden | Double Glazing | Off Street Parking | Through Lounge | Fitted Kitchen | Close to Chase Lane |

**CHURCHILL**  
estates



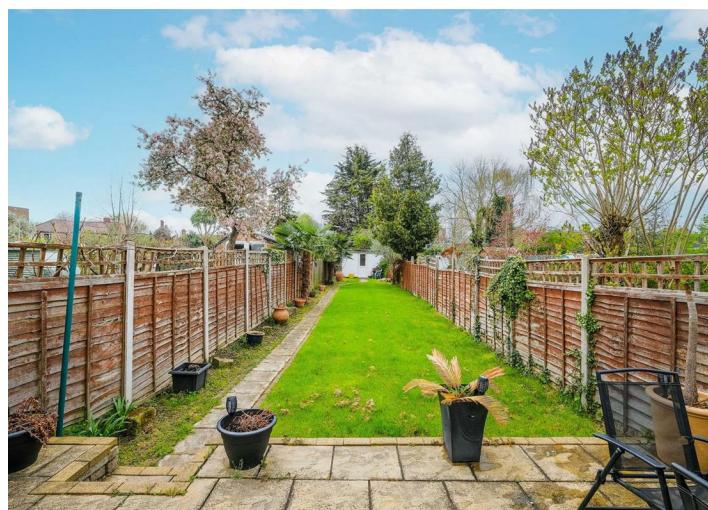
**Burnham Road, Chingford, E4 8PD**  
Guide Price £525,000 Freehold



**CHURCHILL**  
estates

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

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Email [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)



Churchill Estates are pleased to offer for sale this much improved and Ground Floor Extended Three Bedroom House that is situated within close proximity of Chase Lane school as well as the local Park and conveniently located for easy reach of the A406/M11 transport links.

To the Ground Floor the property benefits from having a 24ft Through Lounge with direct access into a 17ft Kitchen Diner.

Heading up to the First Floor we have Three Bedrooms and a Family Bathroom, with Central Heating and Double Glazing through out.

Outside we have a Larger than Average Rear Garden of approx 90ft in length and to the Front of the Property we have Off Street Parking to One car.

