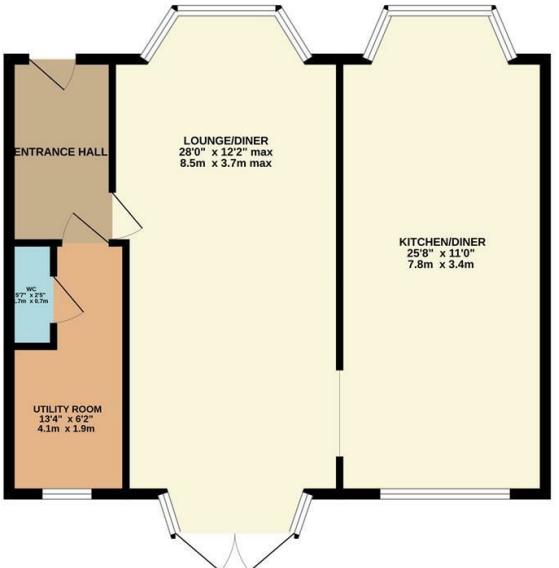




| Unique Detached House | Five Bedrooms | Off Street Parking for Several Cars | Cul De Sac | Ideal For Large Family | Large South Facing Garden | Lounge - Diner | 25ft Kitchen | Video Tour Available |

CHURCHILL
estates

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.

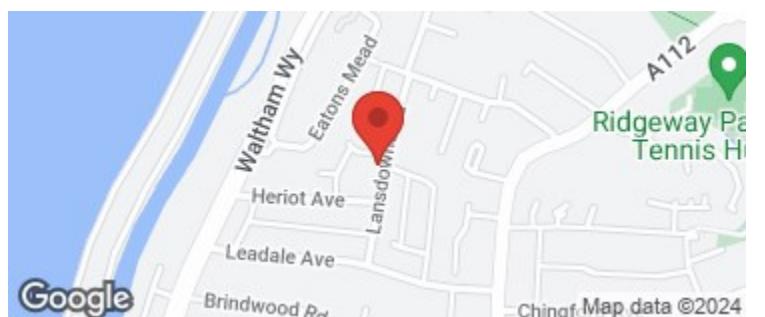


1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (132.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		63
(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			

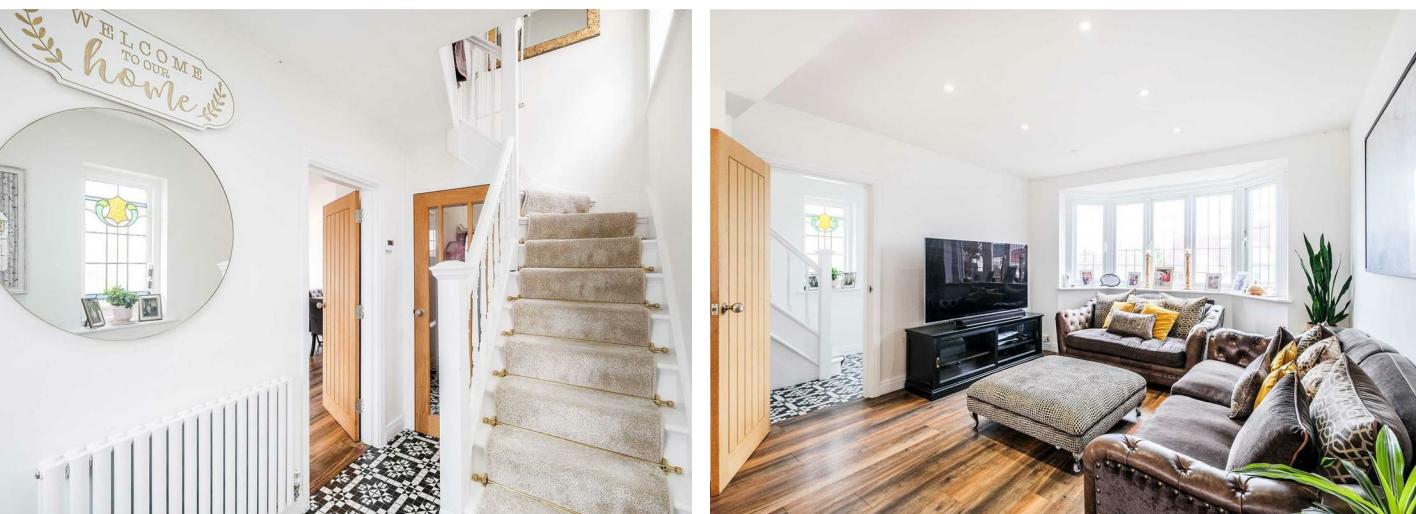


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.



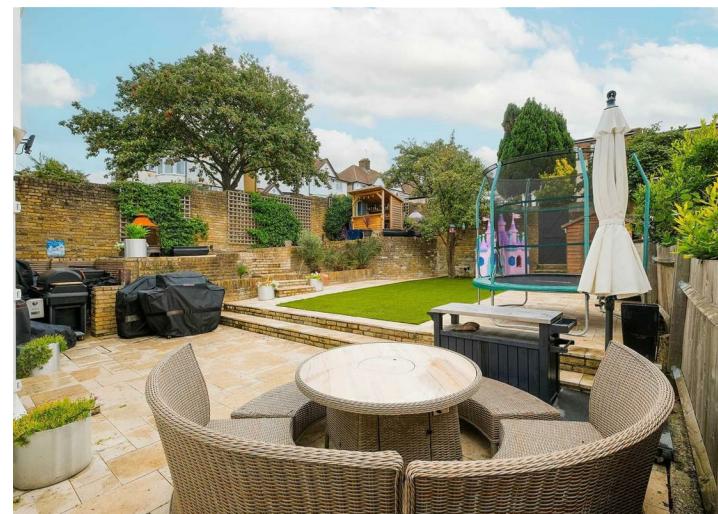
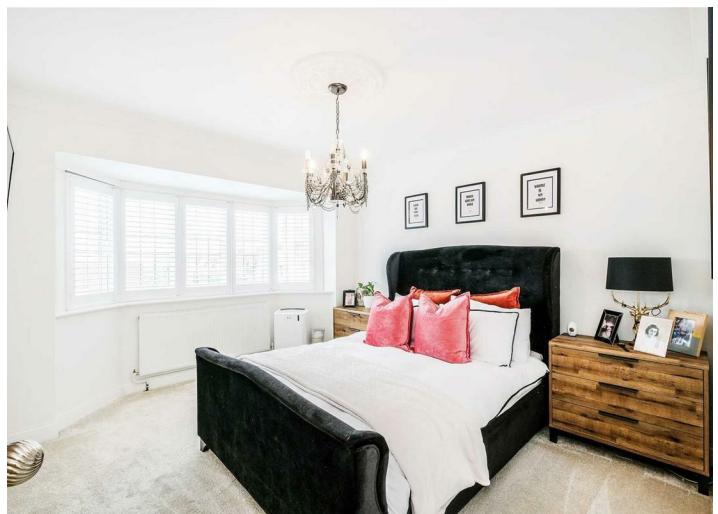
Dove House Gardens, Chingford, E4 7SL
Offers Over £800,000 Freehold



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Email southchingford@churchill-estates.co.uk

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Offer For Sale is this Truly Unique Reader Built Five Bedroom Detached House that is set within a Cul de Sac Location that is a short distance to Chingford Mounts Shopping, Schooling and Transport Links.

The Ground Floor comprises of a 28ft Lounge Diner with Direct access to the South Facing Garden of approx 70ft, then moving through to the 25ft Fitted Kitchen with Ample Storage and Eating space that has views to both the Front and the Rear of the property.

Upstairs we then have Five Bedrooms which include Three Double Bedrooms and Two Singles and much Larger than Average Four Piece Bathroom Suite.

Externally as previously mentioned we have the South Facing Rear garden of approx 70ft with Pedestrian Side Access and Off Street Parking for Several Vehicles. As this property is so Unique and sits on a Much Larger than Average plot size an Internal Viewing is advised to fully appreciate what is being offered.