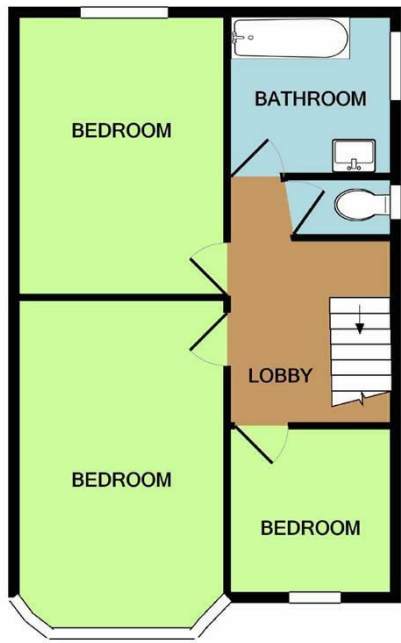


GROUND FLOOR  
APPROX. FLOOR  
AREA 634 SQ.FT.  
(58.9 SQ.M.)

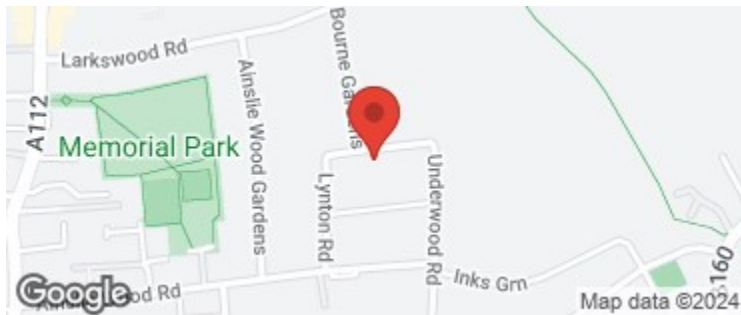


1ST FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1078 SQ.FT. (100.2 SQ.M.)

Whilst 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  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>58</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>58</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		<b>58</b>
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.

**CHURCHILL**  
estates

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

Three Bedroom Detached Property | Desirable Location | Potential to Extend (STPP) | Driveway and Garage | Offered on a Chain Free Basis | Downstairs W/C | First Floor Bathroom | 50ft x 30ft Secluded Rear Garden

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estates



**Underwood Road, Chingford, E4 9EB**

**£725,000 Freehold**



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





Situated within one of South Chingford's most sought after roads is this Ground Floor Extended Three Bedroom Link Detached house that is being sold on a Chain Free basis. The property benefits from a Through Lounge, Dining Room, Extended Kitchen, Ground Floor W/C and a utility area , First Floor Bathroom with separate W/C . Externally there is a Rear Garden of approx 50ft x 30ft, Attached garage with own drive that gives the opportunity to extend (STPP) and a front garden of approx 25ft. Detached houses in this Location are extremely rare so an internal viewing is advised.

