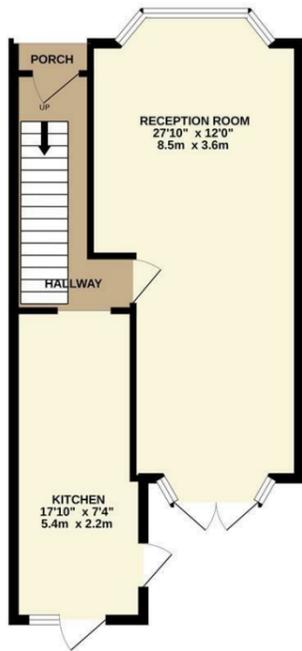
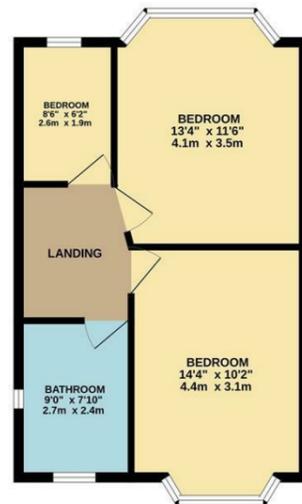




GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

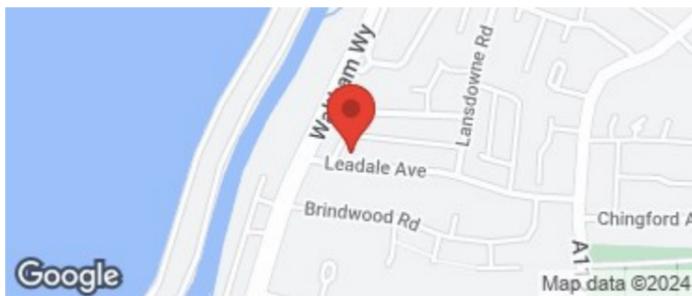


1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.0 sq.m.) approx.
 While 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 quality or efficiency can be given.
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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		



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
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 Email southchingford@churchill-estates.co.uk

| Three Bedrooms | Semi Detached | Reader Built | Well Maintained Garden | Extended Kitchen | Through Lounge | 18ft Garage to Rear | First Floor Bathroom |

CHURCHILL
estates



Leadale Avenue, Chingford, E4 8AY
£560,000 Freehold



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



Offered for Sale for the First time in over 25 years is this Three Bedroom Reader Built Semi Detached house that is situated in this well regarded turning and in close Proximity of Chingford Mounts Shops and Schools.

The Property has been well maintained through out and to the Ground Floor comprises of a Through Lounge and a 17ft extended Kitchen.

Moving upstairs we then have Three Bedrooms and a First Floor Bathroom. Externally there is a Rear Garden of Approx 50ft with a Large 18ft x 13ft Detached Garage to Rear.

