

| One Bedroom | Ground Floor Maisonette | Own Rear Garden | Parking | Quiet Tucked Away Location | Cash Buyers Only | Chain Free |

**CHURCHILL**  
estates



**Stapleford Close, Chingford, E4 6XR**  
£220,000 Freehold



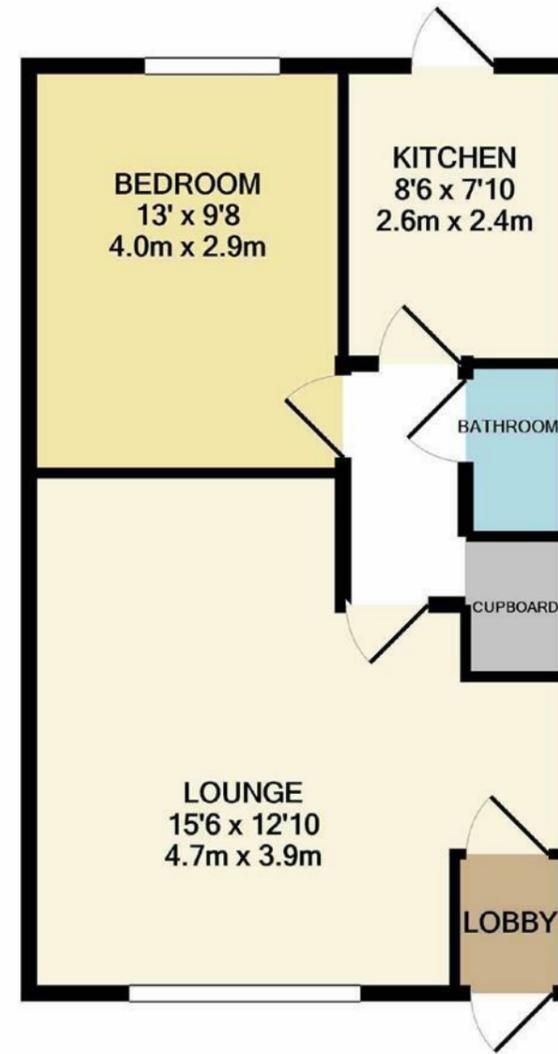
To view call **020 8524 0000**  
Email [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)



Offered For Sale with No Going Chain is this One Bedroom Ground Floor Maisonette that is ONLY SUITABLE FOR CASH BUYERS.

The property is situated within a quiet close just of New Road so is within easy reach of Both Highams Park Station and Chingford Mounts Schooling and Shopping facilities.

The property itself comprises of at 15ft Lounge, Fitted Kitchen and a 13ft Bedroom and Bathroom. The property also has its Own Rear Garden and Parking plus owns the Freehold.



TOTAL APPROX. FLOOR AREA 423 SQ.FT. (39.3 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) A			
(81-91) B			
(69-80) C			
(55-68) D		58	70
(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.



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