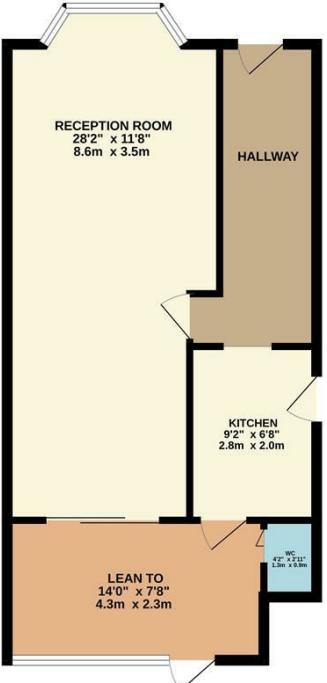




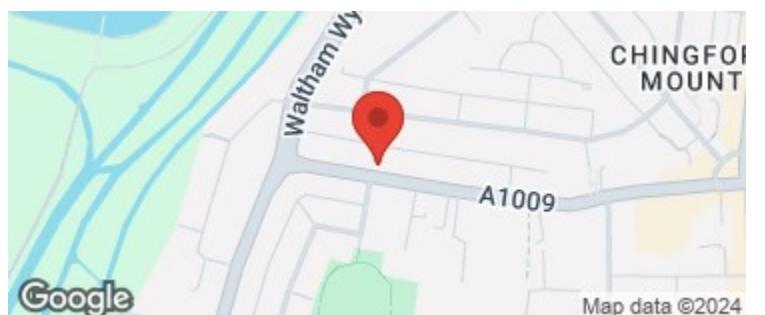
GROUND FLOOR  
574 sq.ft. (53.4 sq.m.) approx.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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.

| No Chain | Three Bedrooms | First Floor Bathroom | Close to Chase Lane School and Park | Through Lounge | Kitchen | Potential to Extend | Close to Chingford Mount | Easy Reach of A406/M11 |

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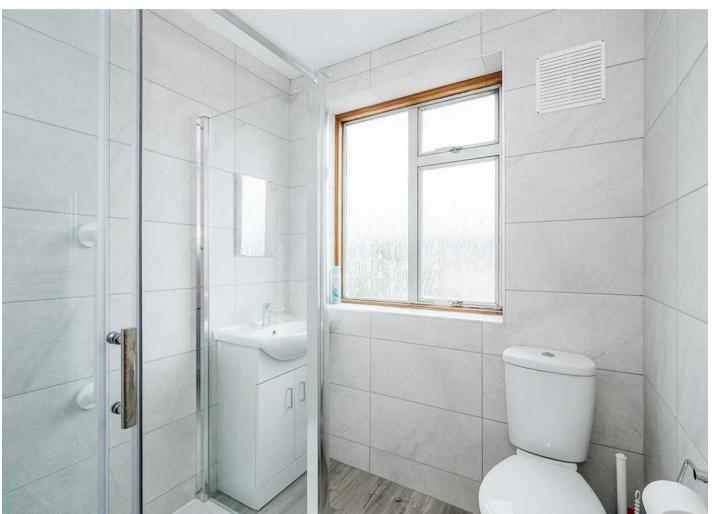
**Hall Lane, Chingford, E4 8EX**  
Offers Over £475,000 Freehold



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Offered For Sale with No Onward Chain is this Three Bedroom Mid Terrace House that is within close proximity to Chase Lane School and Park as well as Easy Reach of Chingford Mount with its shopping and transport links. Also we are just a short journey away from the A406/ M11.

The Property comprises on the Ground Floor a 28ft Through Lounge, Kitchen, Lean To with Ground Floor Cloak Room with Access to the Rear Garden. Upstairs we have Three Bedrooms and a Family Bathroom. The Property does require some Internal Modernisation which has been reflected in the price but the house does have huge Potential to Extend (STPP). Externally we have a Rear Garden with a Detached Garage to Rear and a Front Garden of approx 20ft. An Early internal viewing is advised.