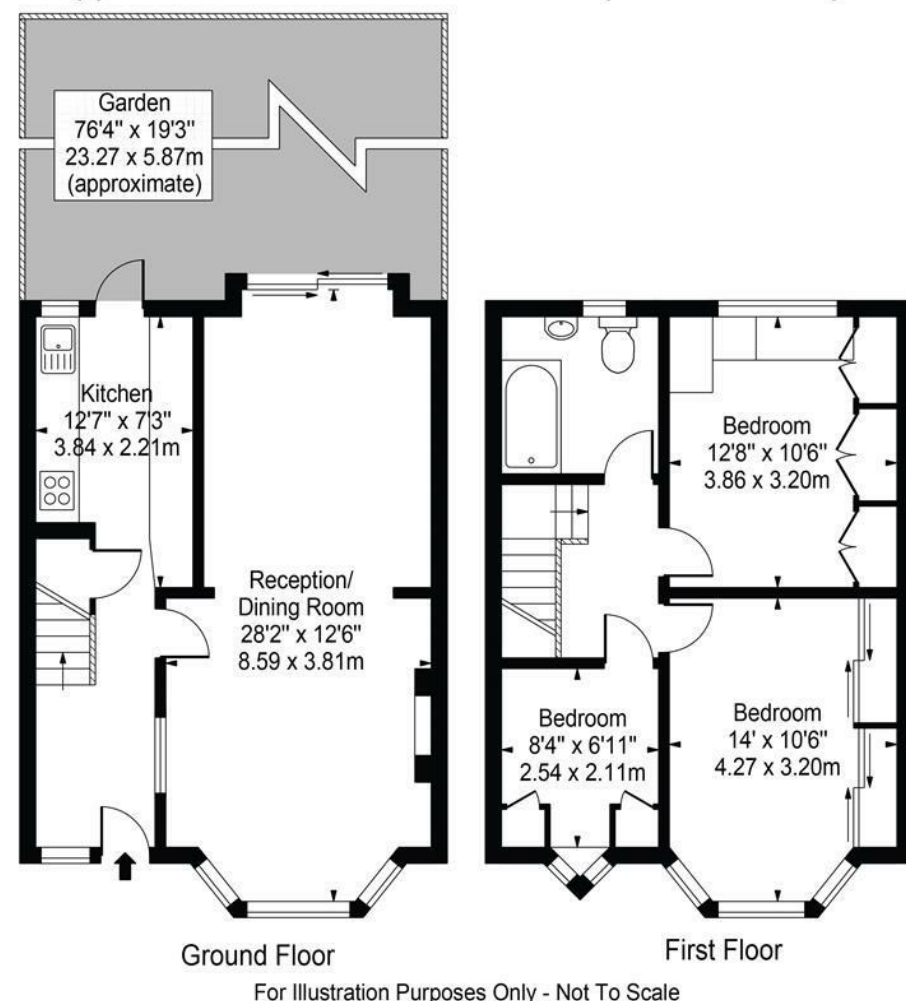


# Rowden Park Gardens

Approx. Gross Internal Area 939 Sq Ft - 87.24 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

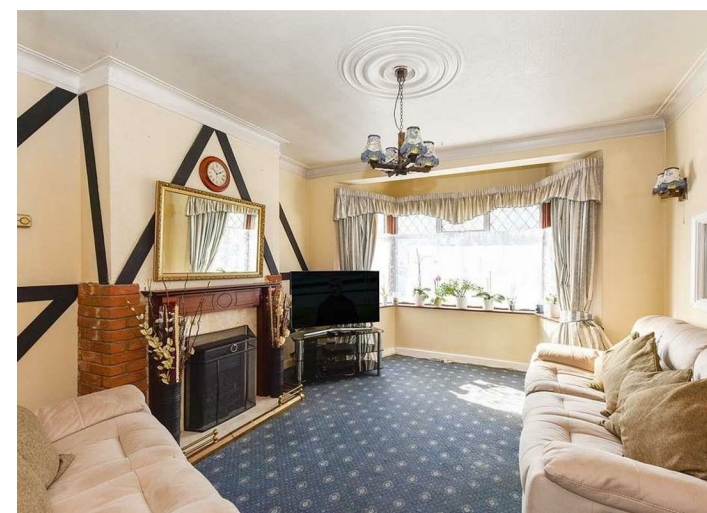
THREE BEDROOM TERRACED HOUSE WITH LARGE T-SHAPED REAR GARDEN, EXCELLENT POTENTIAL, OFF STREET PARKING

**CHURCHILL**  
estates



## Rowden Park Gardens, London, E4 9AH

Offers Over £525,000





OFFERED FOR SALE WITH THE OPTION OF NO ONGOING CHAIN IS THIS 1930S BUILT DOUBLE BAY FRONTED MIDDLE TERRACED HOUSE CLOSE TO THE JUNCTION WITH NELSON ROAD & BEING ON A BUS ROUTE TO WALTHAMSTOW CENTRAL STATION & YET WITHIN WALKING DISTANCE OF CHINGFORD MOUNTS AMENITIES. THIS FAMILY HOUSE HAS THE UNIQUE ADVANTAGE OF HAVING AN ADDITIONAL PLOT OF LAND TO THE REAR WHICH NOW MEANS THE GARDEN IS T-SHAPED & OFFERS EXCELLENT FUTURE POTENTIAL.

