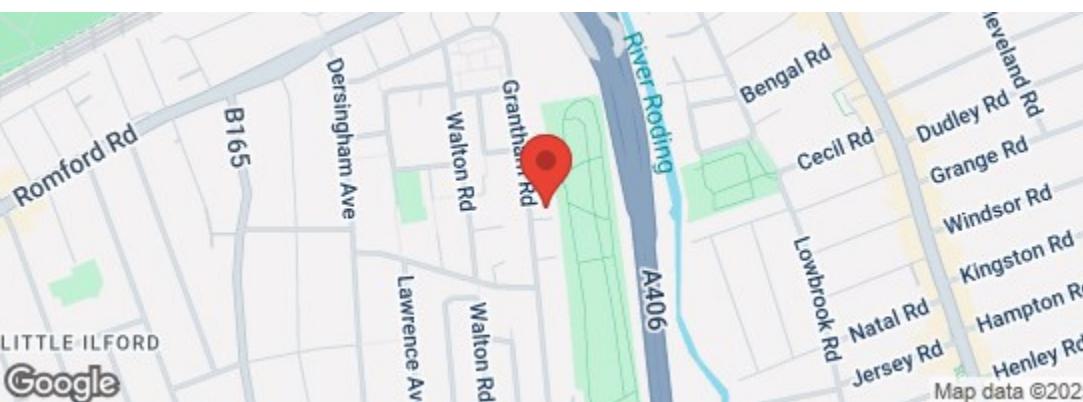


TOTAL FLOOR AREA: 667sq.ft (62.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The plan is to be used as a guide only and should not be relied upon as having been tested and no guarantee as to their operability or efficiency can be given.
Made with Surveyor 2020

Council: Newham | Council Tax Band: C | Floor Area: 667.00 sq ft

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.

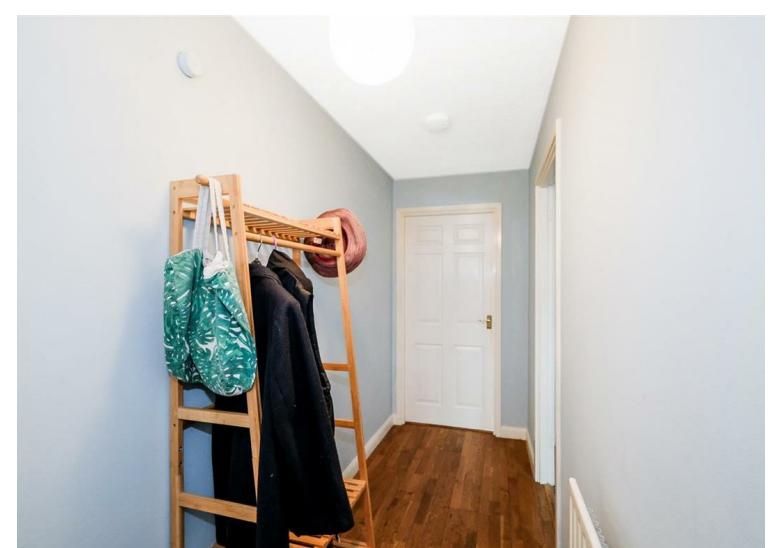
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Florence Elson Close, Manor Park, E12 5NY
£395,000 Freehold

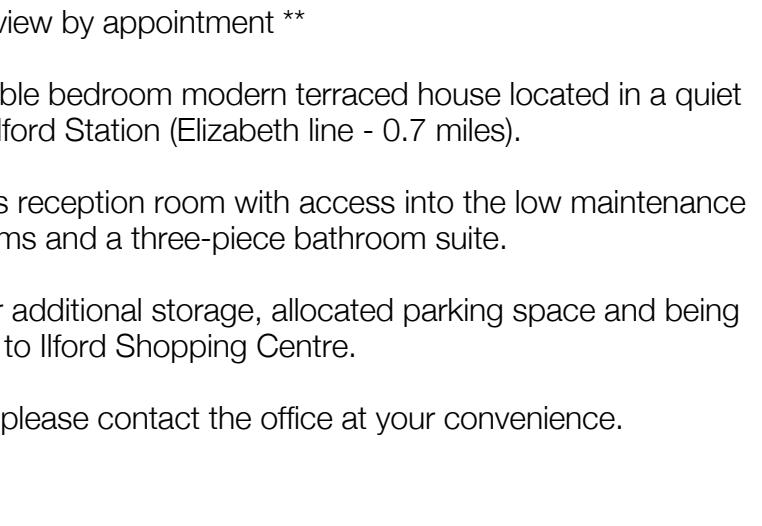
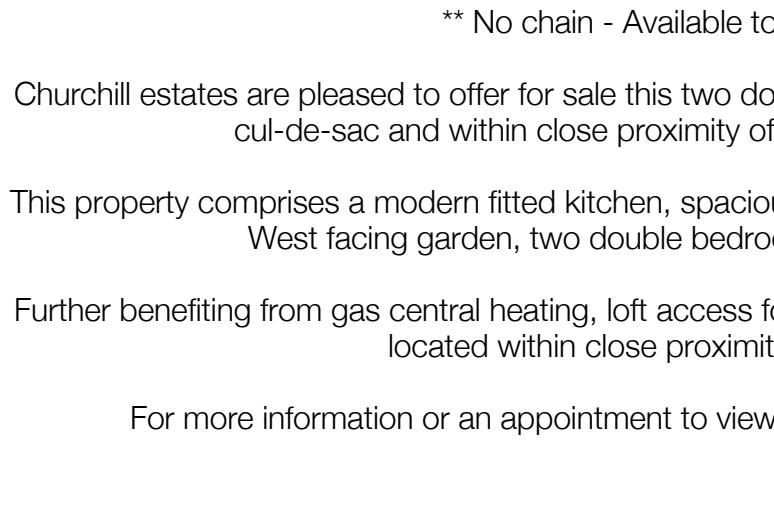
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

Email: wanstead@wearechurchills.co.uk

CHURCHILL
estates



** No chain - Available to view by appointment **

Churchill estates are pleased to offer for sale this two double bedroom modern terraced house located in a quiet cul-de-sac and within close proximity of Ilford Station (Elizabeth line - 0.7 miles).

This property comprises a modern fitted kitchen, spacious reception room with access into the low maintenance West facing garden, two double bedrooms and a three-piece bathroom suite.

Further benefiting from gas central heating, loft access for additional storage, allocated parking space and being located within close proximity to Ilford Shopping Centre.

For more information or an appointment to view, please contact the office at your convenience.

