



Normanshire Drive, London, E4 9HB

Asking Price £625,000



MILLERS
ESTATE AGENTS

* 1930's MID TERRACED HOUSE * FOUR BEDROOMS * GARAGE * TWO BATHROOMS* APPROX. 1,400 SQ FT OF LIVING SPACE *

PRICE RANGE £625,000 - £650,000

A spacious three bedroom 1930's mid terraced house with garage, located in popular Chingford Mount. The accommodation comprises a kitchen diner, ground floor cloakroom, an attractive and spacious lounge, rear garden, garage and a private driveway. There is further fourth bedroom with en suite bathroom.

The property benefits from an attractive lounge, a contemporary fitted kitchen dining room. There is a ground floor cloakroom WC. The first floor of the property comprises three spacious bedrooms. On the top floor you will find the master bedroom and en-suite bathroom. There is a family bathroom with a three-piece suite and a separate shower cubical. The rear garden are laid to lawn and has block paving area and access to the garage.

Situated in the popular turning of Normanshire Drive which is located within a short walk from Chingford Mount high street where you will find an array of bars, cafes and supermarkets. Transport is provided via both Chingford and Walthamstow railway stations, serving central London. Epping Forest is also within easy reach for outside recreation. Schooling is provided at Ainslie Wood Primary and Parkside Primary School. Road links are provided at the A406 for London and the North, M11 and M25 at Waltham Abbey connecting the Dartford Tunnel and M1 for the North.





GROUND FLOOR

Living room

28'6" x 13'1" (8.69 x 3.99)

Kitchen

20'5" x 15'11" (6.24 x 4.87)

w/c

FIRST FLOOR

Bedroom 1

11'9" x 9'10" (3.59 x 3.01)

Bedroom 2

13'3" x 8'9" (4.06 x 2.68)

Bedroom 3

8'3" x 6'11" (2.53 x 2.11)

Bathroom



SECOND FLOOR

Bedroom 4

16'0" x 12'8" (4.90 x 3.87)

en-suite

EXTERIOR

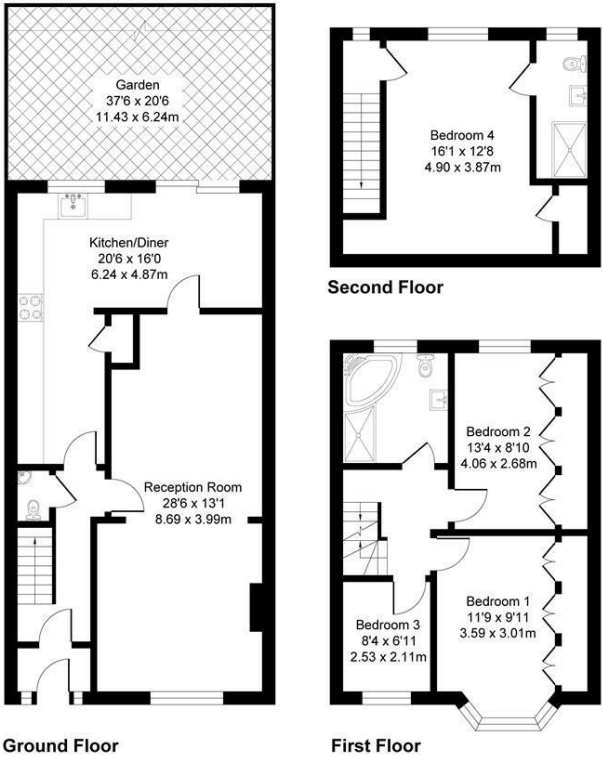
Garden

DRIVEWAY

Garage



Approximate Gross Internal Area
1477 sq ft - 137 sq m



Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	