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Chingford
E4 8BX

T: 0208 524 7444
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Waterhall Avenue, E4 6NB



Asking Price £650,000 Freehold

3 BEDROOM SEMI DETACHED HOUSE

Kings of Chingford are delighted to offer to the market this three bedroom semi detached family home to the market. Situated within walking distance of Highams Park Station and local amenities.

Key Features Include:

EXTENSIVE GARDEN
GARAGE & DRIVEWAY
CONSERVATORY
POTENTIAL TO EXTEND STPP
CLOSE TO AMENITIES
GOOD TRANSPORT LINKS
UTILITY ROOM

Call 0208 524 7444 to arrange your viewing for your appointment. Launch Day 5th June.

KITCHEN 9'2 x 8'3

LIVING ROOM 14'5 x 13'4

DINING ROOM 13'1 x 11'0

UTILITY ROOM 8'6 x 8'4

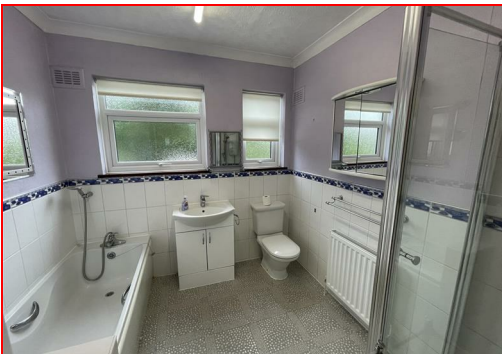
CONSERVATORY 13'2 x 10'2

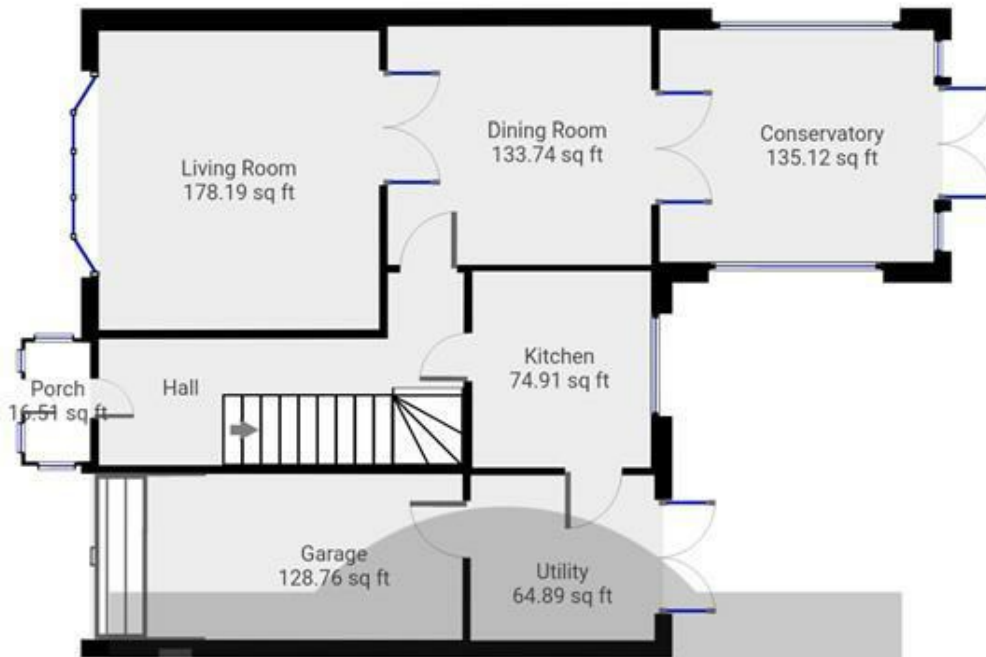
BEDROOM 1 14'7 x 13'2

BEDROOM 2 12'9 x 12'2

BEDROOM 8'6 x 8'4

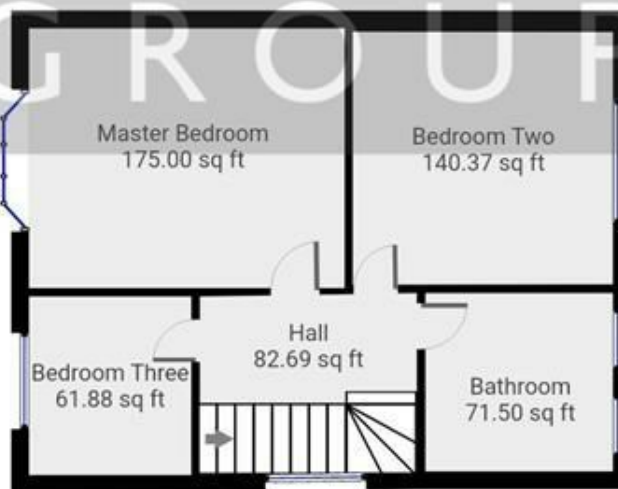
FAMILY BATHROOM 9'1 x 8'4





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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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

