



Price
£475,000

Freehold

3x  1x  1x 

**Hall Lane, Chingford,
London, E4**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Garage to the rear and off street parking
- 2 double bedrooms
- Good sized rear garden
- Potential to extend, subject to planning permissions
- In good condition throughout
- Good transport links in the area

Accommodation

GROUND FLOOR

Entrance Porch
 Entrance Hall
 Lounge/Dining Room : 19'7 x 11'3 (5.97m x 3.43m)
 Kitchen : 11'4 x 6'11 (3.46m x 2.11m)
 Breakfast Area : 8'5 x 7'5 (2.57m x 2.26m)

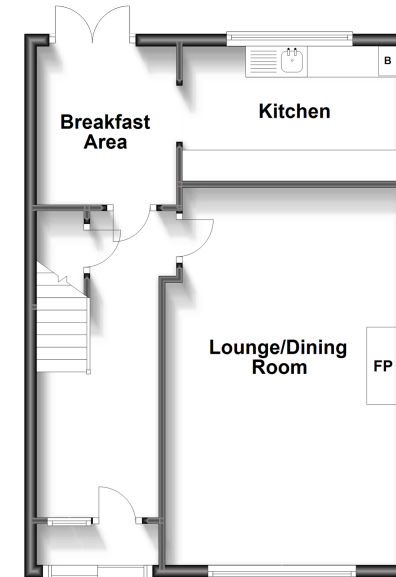
FIRST FLOOR

Landing
 Bedroom 1: 12'5 x 11'9 (3.79m x 3.58m)
 Bedroom 2: 11'7 x 11'2 (3.53m x 3.41m)
 Bedroom 3 : 8'1 x 6'6 (2.47m x 1.98m)
 Shower Room

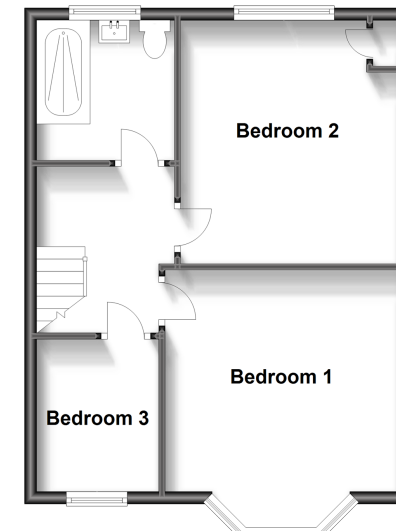
OUTSIDE

Garage
 Off Street Parking
 Rear Garden

Ground Floor
 Approx. 49.0 sq. metres (527.9 sq. feet)



First Floor
 Approx. 44.9 sq. metres (483.1 sq. feet)



Call Chingford - 020 8524 6331 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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