



WHERE STANDARDS MATTER

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Chingford Lane, Woodford Green, IG8

Spencer Munson are pleased to offer this two bedroom ground floor maisonette situated on Chingford Lane with Woodford Green boutique shops and cafés on your door step. This **two double bedroom** ground floor home comprises of a good sized lounge with bay window, two double bedrooms, separate fitted kitchen, bathroom with shower over bath and a private garden. Woodford Central Line Station (15 minutes walk according to Google) with direct access to Stratford (Olympic Park, Westfield shopping & DLR) and onto The City and West End of London with 24 Hour service at weekends. Property is located in a Resident's Parking zone. Offered Chain Free Ideal for first time buyers and investors, clean and tidy but in need of updating, **Long Leasehold** : 170 Year Approx Zero Ground Rent, Building insurance to pay. EPC Rating D Council Tax band C

Asking Price £330,000.00



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Lounge

3.99m (13'1) x 3.15m (10'4)



Kitchen

2.97m (9'9) x 2.29m (7'6)



Master Bedroom

3.2m (10'6) x 3.35m (11')

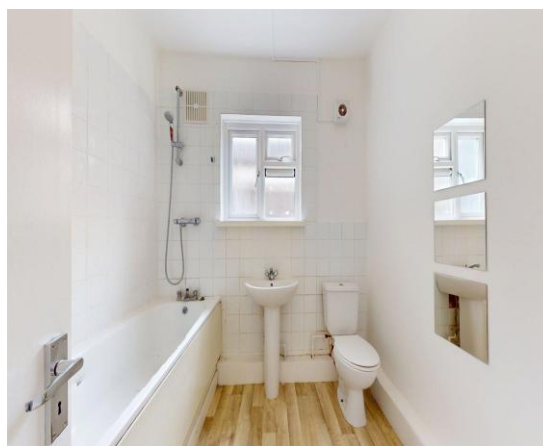


Bedroom 2

3.17m (10'5) x 2.81m (9'3)

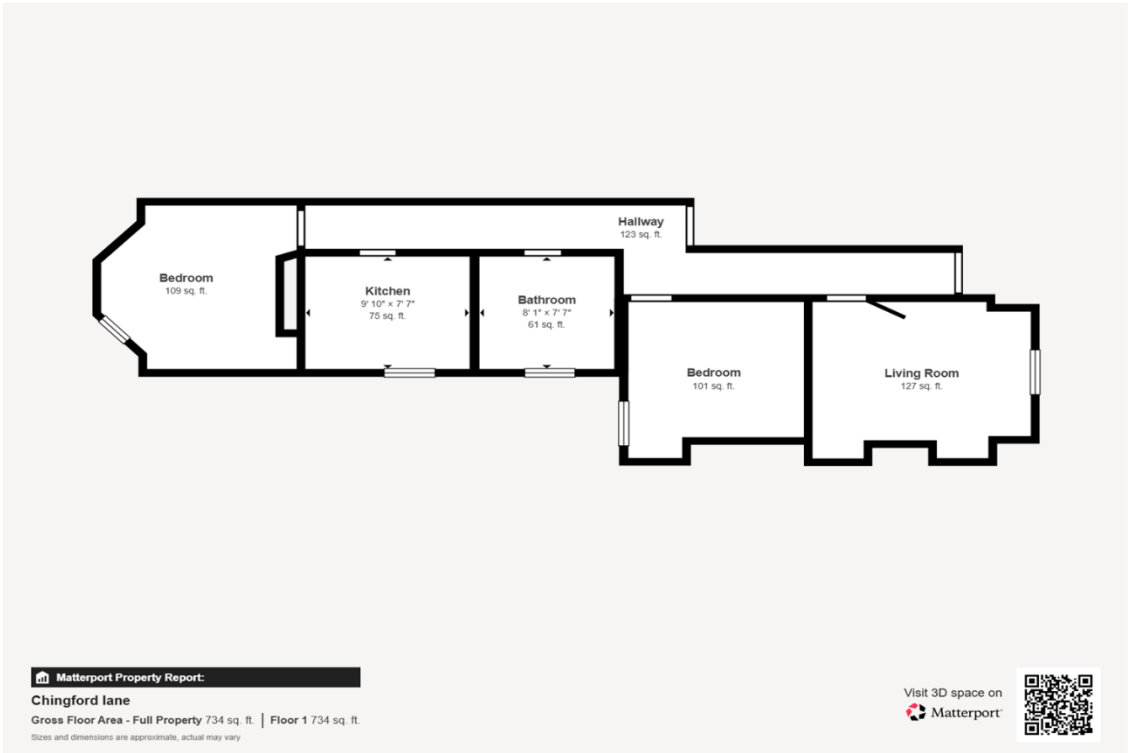
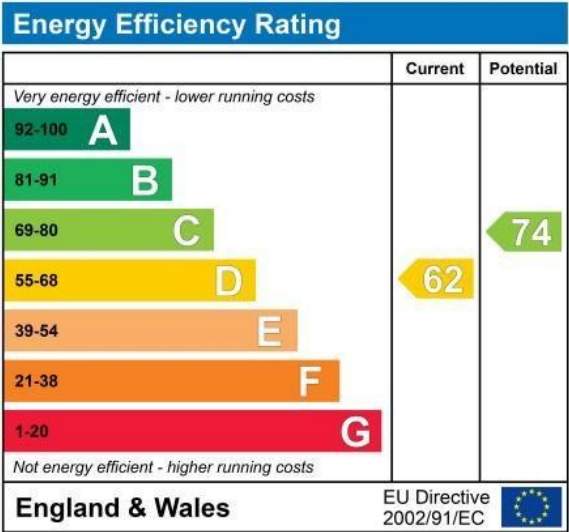


Bathroom Garden



2.44m (8'0) x 2.28m (7'6)

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Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.