



## 104 CHESTERFORD ROAD LONDON, E12 6LB

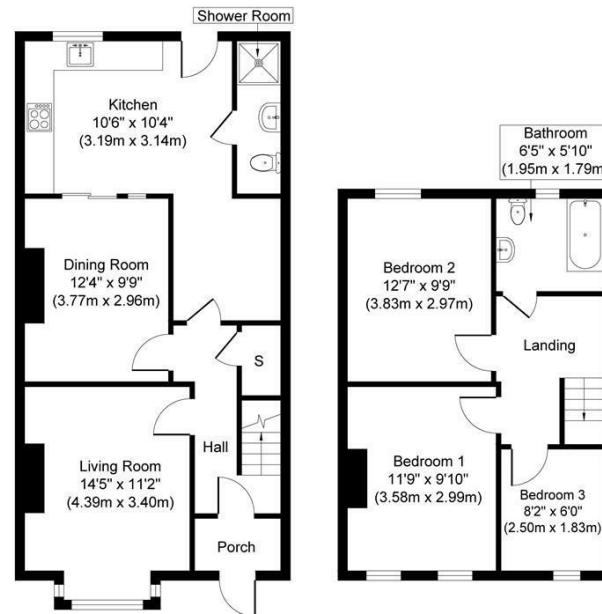
£450,000  
FREEHOLD

For both families and investors, this lovely terraced house offers a fantastic opportunity. This includes the great schools for all ages, all the green open space of the Wanstead apartments, and convenient walking access to both Manor Park and Woodgrange Stations.

This property has three bedrooms along with two receptions and two bedrooms that are well-proportioned, providing enough of space for pleasant living. The two cosy greeting areas are both practical and hospitable which provides the ideal environment for unwinding and hosting visitors. The house has a sizable garden that is perfect for outdoor recreation and taking in the fresh air.

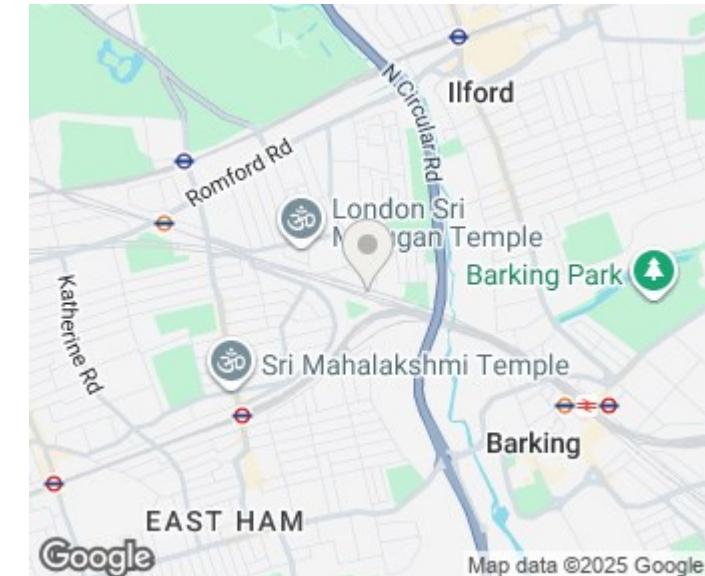
Bells Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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