



104 Withy Mead  
London  
E4 6JW

Offers in Excess of £465,000

bettermove

# Withy Mead London

Bettermove are delighted to welcome to the market this exciting three bedroom semi-detached house in Chingford Hatch, available with no forward chain.

The property benefits from double glazing, gas central heating throughout. Parking is available on street. The council tax band is D.

The interior of this beautifully-presented property comprises a spacious lounge, fitted kitchen/diner and wet room on the ground floor. The first floor consists of three bedrooms, the family bathroom and separate WC. The exterior boasts private gardens to the rear and side with decked and patio seating areas, perfect for enjoying the summer months.

Situated in the sought after area of Chingford Hatch, the property is close to a number of local amenities, including shops, supermarkets, restaurants, bars and cafes. Transport links can be found from Chingford and Highams Park Overground stations, Woodford tube station, the A406 and M11.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

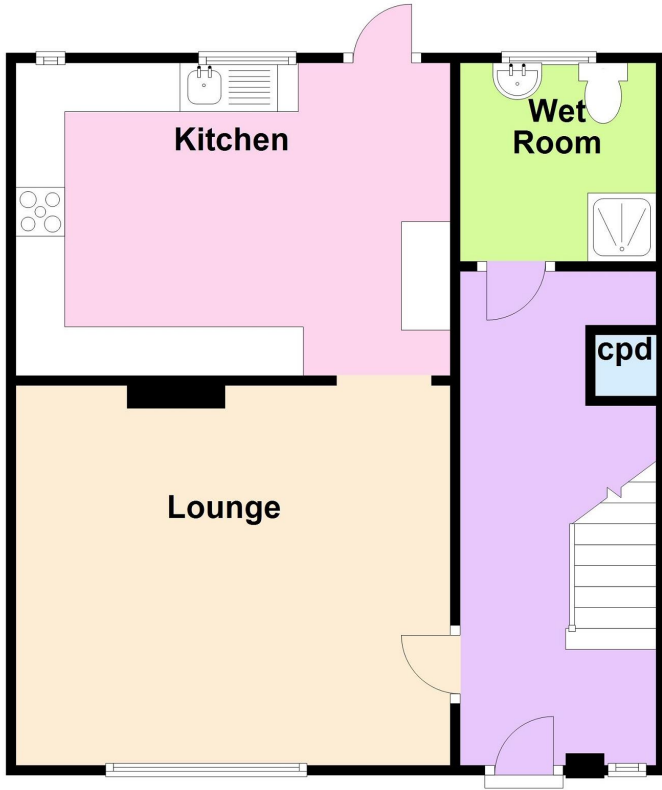
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



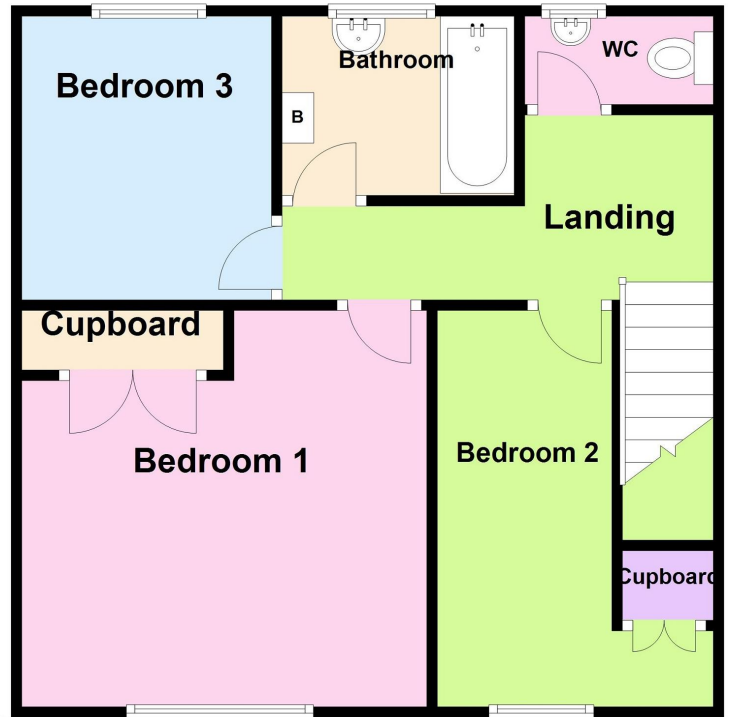
## Ground Floor

Approx. 47.1 sq. metres (507.0 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 88.2 sq. metres (949.8 sq. feet)

This floorplan is for guidance only and is NOT to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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