



GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

Council: Waltham Forest | Council Tax Band: C | Floor Area: 952.00 sq ft



Arbor Road, Chingford, E4 6LJ
Offers Over £500,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

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	
		75	85



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**



LOOK!! LOOK!! LOOK!! Spacious three bedroom end terraced house which was built approximately ten years ago and is situated in the popular Chingford Hatch location only moments away from all local shops and amenities. The property which is being offered with no onward chain has been well maintained and modernised and benefits from ample off street parking to front, beautiful fitted kitchen/diner, spacious first floor bathroom, additional ground floor cloakroom, lawned side garden, patio style rear garden and we feel would make an ideal family home.

EPC Rating C

Council Tax Band C

