



TOTAL FLOOR AREA: 1052 sq ft. (97.8 sq m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floor area, the measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any other purpose without the written consent of the agent. Measurements are approximate and should not be used for any other purpose. Map data ©2024

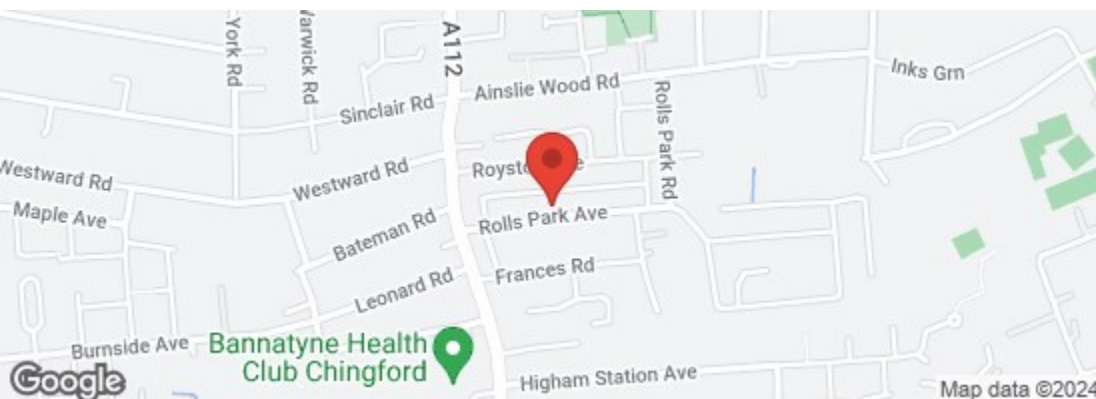
Council: Waltham Forest | Council Tax Band: D | Floor Area: 1056.00 sq ft

**CHURCHILL**  
estates

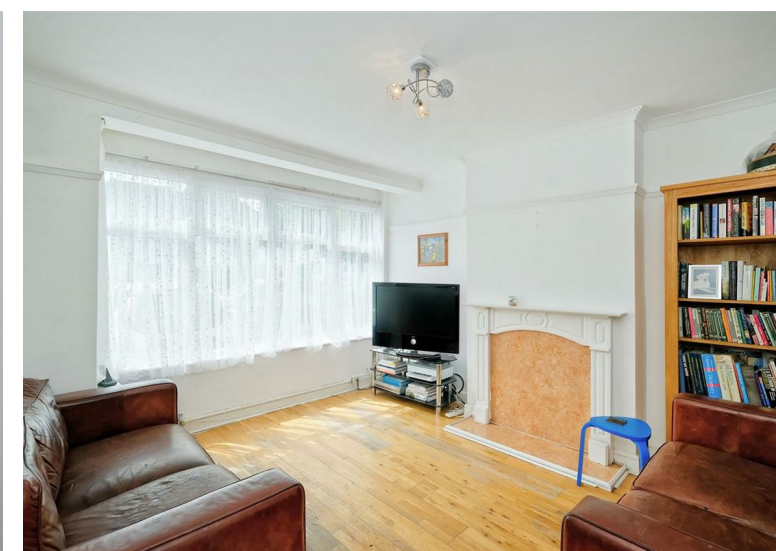
Rolls Park Avenue, Chingford, E4 9DG  
 Asking Price £575,000 Freehold

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	



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.



**CHURCHILL**  
estates

Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**



Welcome to this charming property located on Rolls Park Avenue in the sought-after area of South Chingford. This delightful house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there's plenty of space for the whole family to unwind and rest comfortably.

The property features a well-maintained bathroom, ensuring convenience and privacy for all residents. The driveway offers ample parking space, making coming home a breeze. The lounge is a cosy retreat, ideal for cosy evenings in front of the fireplace.

The kitchen diner is a focal point of the home, where delicious meals and memories are made. The conservatory adds a touch of elegance and provides a tranquil space to enjoy a cup of tea while overlooking the garden.

Situated close to amenities, this property offers the perfect blend of convenience and comfort. Whether you're looking to relax at home or explore the local area, this house provides an ideal setting for a fulfilling lifestyle.

Don't miss out on the opportunity to make this house your home sweet home in the heart of South Chingford.

