

TOTAL FLOOR AREA: 960 sq.ft. (88.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The correct figures and appliances should be used and not those shown and no guarantee as to their operability or efficiency can be given. Made with Metaplan 02/04

Council: Waltham Forest | Council Tax Band: D | Floor Area: 960.00 sq ft

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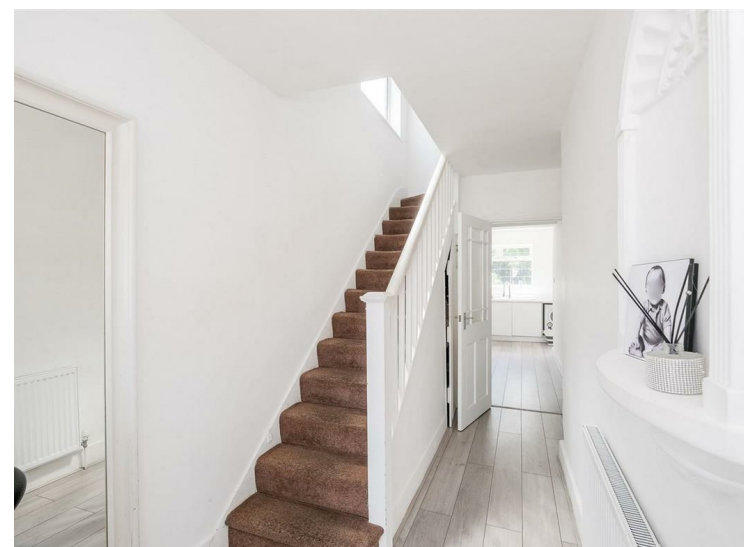
Burnham Road, Chingford, E4 8PA
£575,000 Freehold

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	

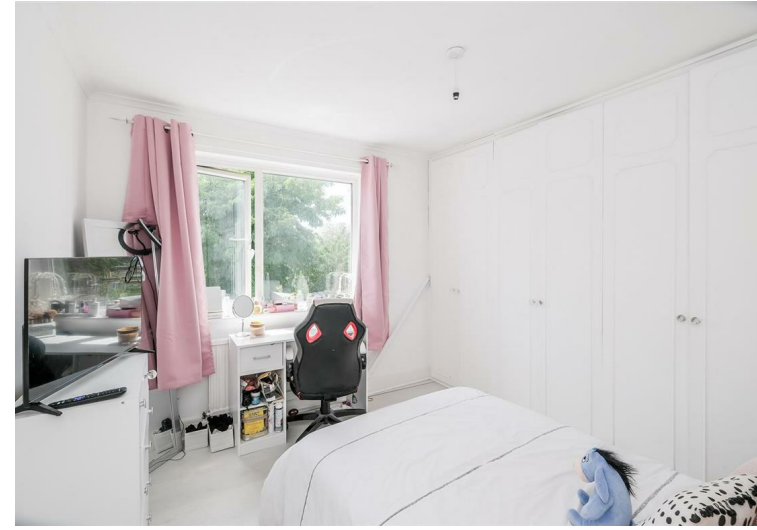


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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



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



Welcome to this charming property located on Burnham Road in the picturesque area of Chingford. This delightful house boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there is plenty of space for everyone to enjoy a good night's sleep.

The property features a well-maintained bathroom, ensuring your daily routines are both convenient and comfortable. Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of city life.

One of the standout features of this lovely home is the parking space available, providing you with the convenience of off-street parking in this sought-after location. Whether you're a growing family or someone looking for a peaceful abode, this property offers the perfect blend of comfort and convenience.

Don't miss out on the opportunity to make this house your home sweet home in the heart of Chingford. Contact us today to arrange a viewing and take the first step towards owning your dream property.

