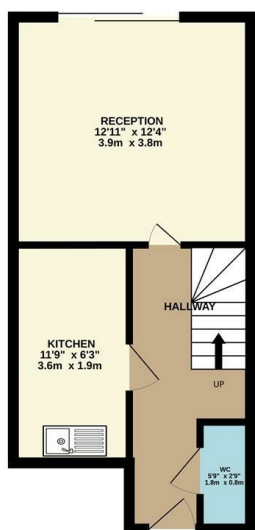
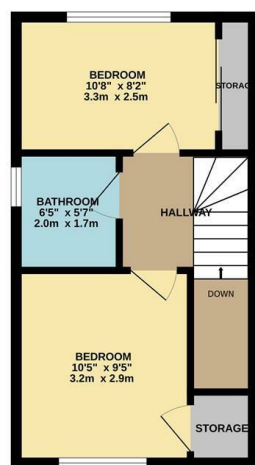




GROUND FLOOR  
332 sq ft. (30.9 sq.m.) approx.



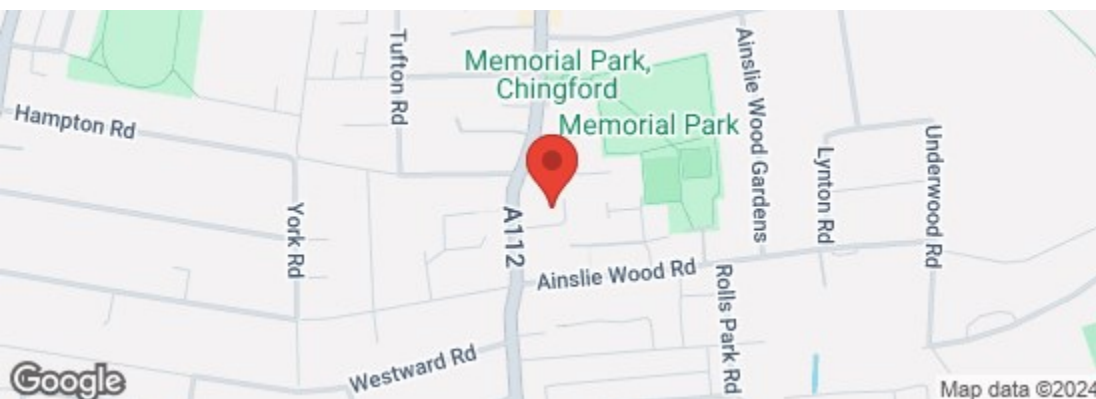
1ST FLOOR  
309 sq ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq ft. (59.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor area, measurements are taken to the internal face of walls and doors are open. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. This listing requires that prospective purchasers should verify the accuracy of the information as to their opportunity or efficiency can be given. Made with MetreX 2024.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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

Finch Gardens, Chingford, E4 9BP  
Offers Over £450,000 Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



**CHURCHILL**  
estates

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





Welcome to Finch Gardens, a charming property located in the heart of London. This delightful house boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family or guests to stay over. The property features a well-maintained bathroom, ensuring comfort and convenience for all residents.

Situated in a peaceful cul de sac, this house offers a tranquil environment away from the hustle and bustle of the city. The driveway provides parking space for two vehicles, making it easy for you and your guests to come and go as you please.

One of the standout features of this property is that it comes with no chain, allowing for a smooth and hassle-free buying process. The house is in good condition, ready for you to move in and add your personal touch to make it feel like home.

Don't miss out on this fantastic opportunity to own a lovely house in a desirable location. Contact us today to arrange a viewing and make Finch Gardens your new home sweet home.

