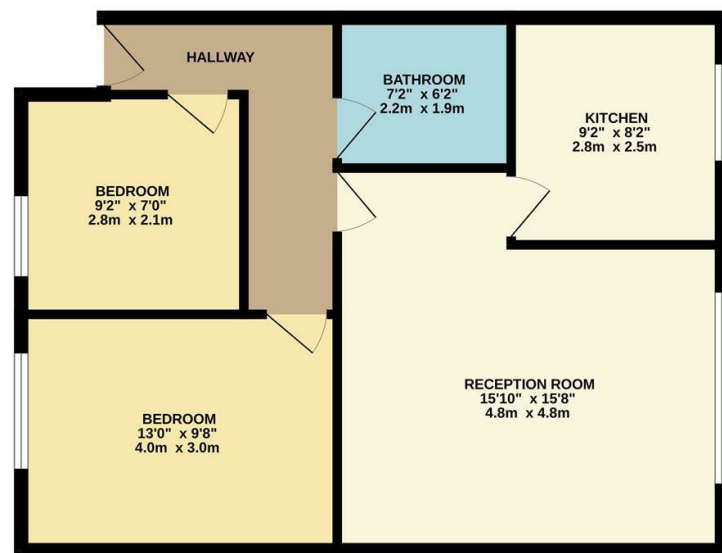




GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA - 619 sq ft (57.5 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the footprints 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 here are not been tested and no guarantee as to their operability or efficiency can be given.
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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
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Marlborough Road, Chingford, E4 9AL
Offers Over £300,000 Leasehold - Share of Freehold

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



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



Welcome to this charming property located on Marlborough Road in the picturesque area of Chingford. This delightful flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, there is ample space for a small family or guests to stay over.

The property features a well-maintained bathroom, ensuring convenience and comfort for the residents. Being a purpose-built flat, the layout is thoughtfully designed to maximise space and functionality.

One of the standout features of this property is the convenience of having parking spaces to the rear of the block, making trips in and out hassle-free. Additionally, being situated on the ground floor adds to the accessibility and ease of living in this lovely flat.

Located within walking distance to the station, commuting is made simple for those who rely on public transport. This property offers not just a place to live, but a lifestyle of convenience and comfort in a desirable location.

Don't miss out on the opportunity to make this charming flat your new home in the heart of Chingford.

