



TOTAL FLOOR AREA: 1840 sq.ft. (171.0 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.
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Council: Waltham Forest | Council Tax Band: F | Floor Area: 1840.00 sq ft

New Road, Chingford, E4 9EZ
 £650,000 Freehold

Bedrooms: 5 | Reception Rooms: 1 | Bathrooms: 2

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	

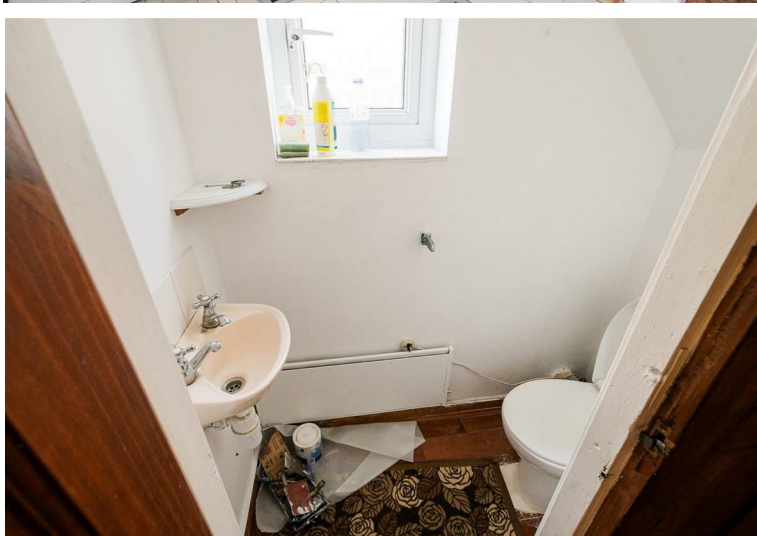


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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 stunning property located on New Road in the charming area of Chingford. This delightful house boasts a generous 1,840 square feet of living space, offering ample room for comfortable living.

Upon entering, you are greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing with your loved ones. With five bedrooms, this property provides plenty of space for a growing family or for those who enjoy having extra rooms for guests or hobbies.

The two bathrooms in this house ensure that there will be no more waiting in line during the morning rush, adding convenience to your daily routine. Whether you prefer a quick shower or a long soak in the tub, this property caters to your needs.

Located in a desirable area, this house offers not only a comfortable living space but also a sense of community and convenience. With its ample square footage, multiple bedrooms, and convenient bathrooms, this property is a fantastic opportunity for anyone looking to settle down in the lovely neighbourhood of Chingford.

