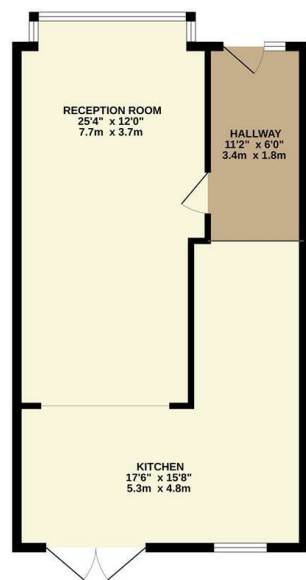
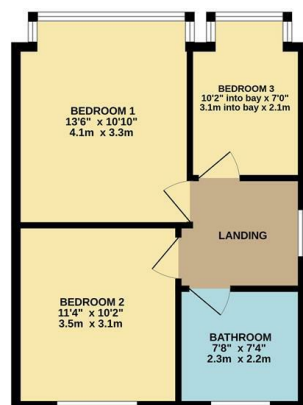




GROUND FLOOR  
581 sq. ft. (53.9 sq.m.) approx.



1ST FLOOR  
431 sq. ft. (40.0 sq.m.) approx.



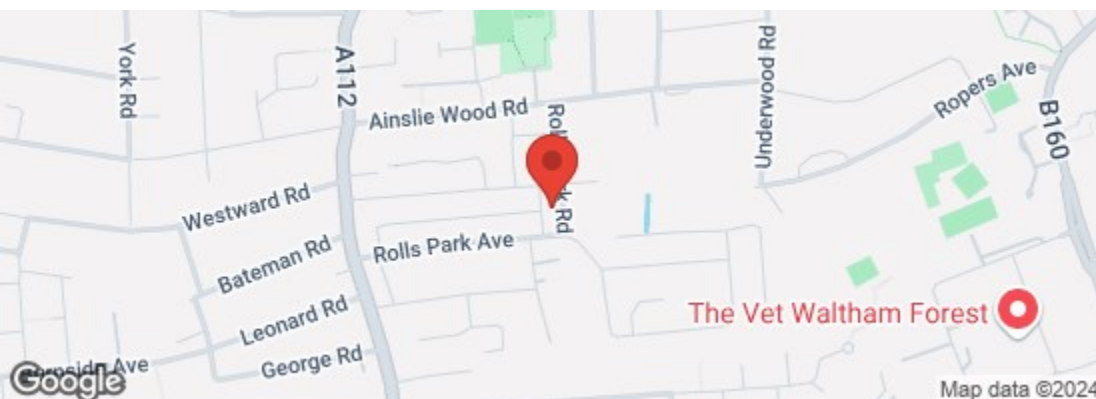
TOTAL FLOOR AREA: 1011 sq. ft. (93.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, walls and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The network, signage and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with Hozonpro 02024

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1011.00 sq ft

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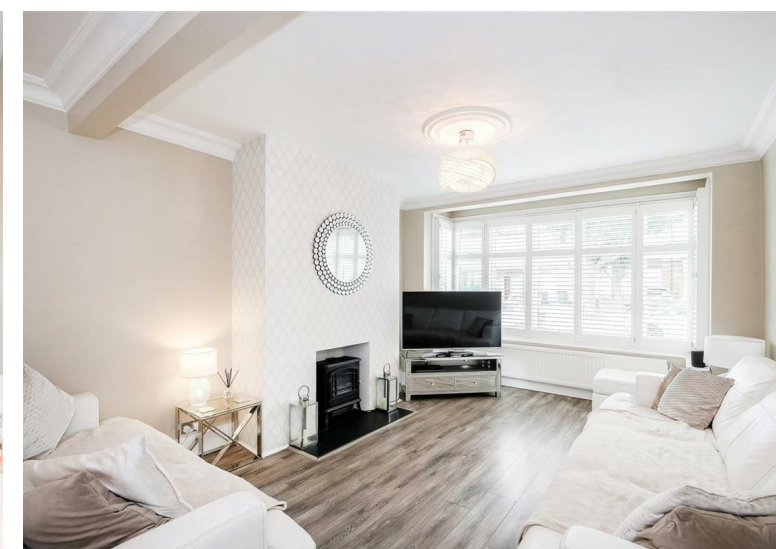
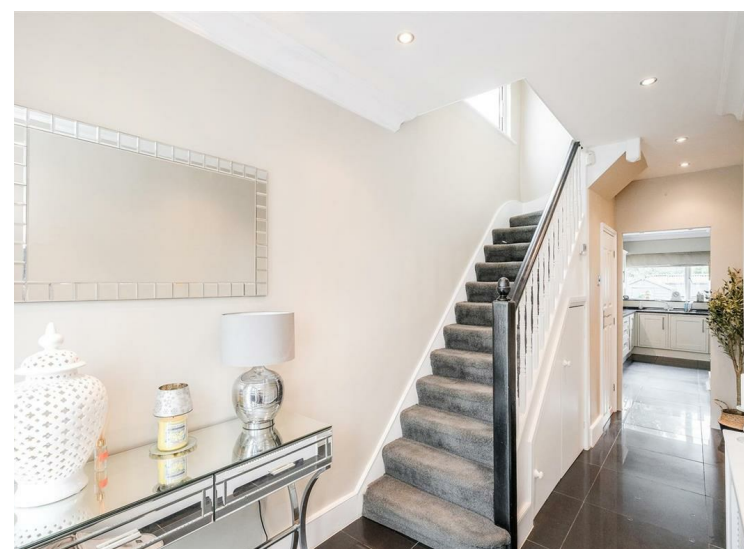
Rolls Park Road, Chingford, E4 9BH  
Offers In Excess Of £635,000 Freehold  
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 Rolls Park Road in London. This beautifully presented 3-bedroom end of terrace house offers a perfect blend of comfort and style.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The open plan kitchen diner is perfect for whipping up delicious meals while still being part of the conversation.

The property boasts three well proportioned bedrooms, providing ample space for a growing family or for those in need of a home office. The bathroom is well-appointed and offers a tranquil space to unwind after a long day.

One of the highlights of this property is the well-maintained garden, where you can enjoy al fresco dining or simply bask in the sunshine on lazy weekends.

Located close to schools and local amenities, this home offers convenience at your doorstep. Additionally, the proximity to Ainslie Woods provides the perfect opportunity for leisurely strolls or outdoor activities.

With a total of 1,011 sq ft of living space, this property is the perfect place to call home. Don't miss out on the opportunity to make this delightful house your own.

