

TOTAL FLOOR AREA: 918 sq ft. (85.3 sq m.) approx.
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Council: Waltham Forest | Council Tax Band: C | Floor Area: 918.00 sq ft

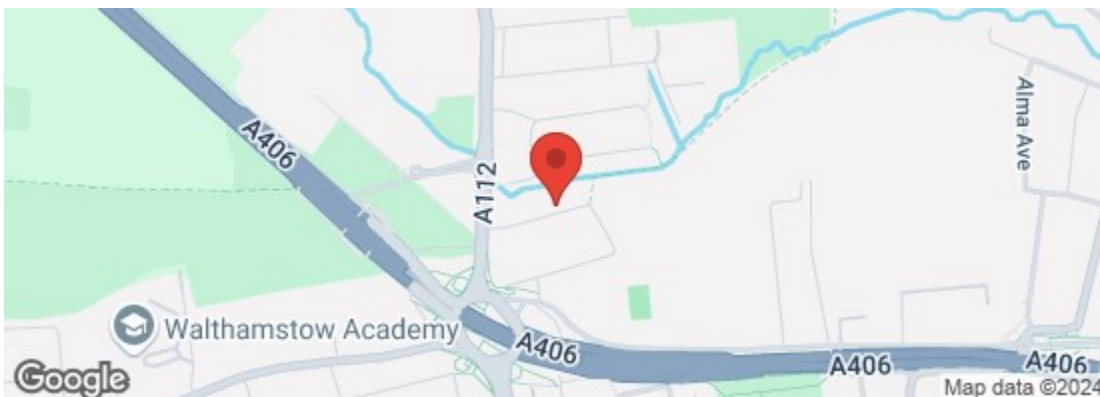


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Empress Avenue, Chingford, E4 8SR
 Offers Over £550,000 Freehold

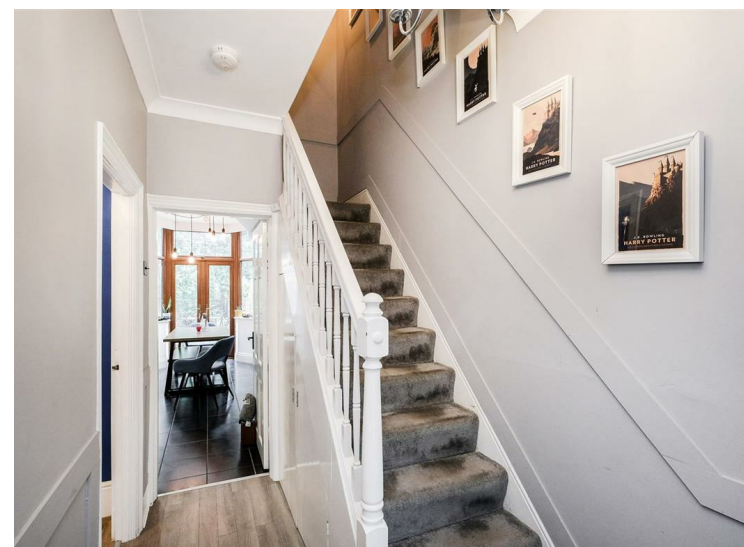
Bedrooms: 2 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

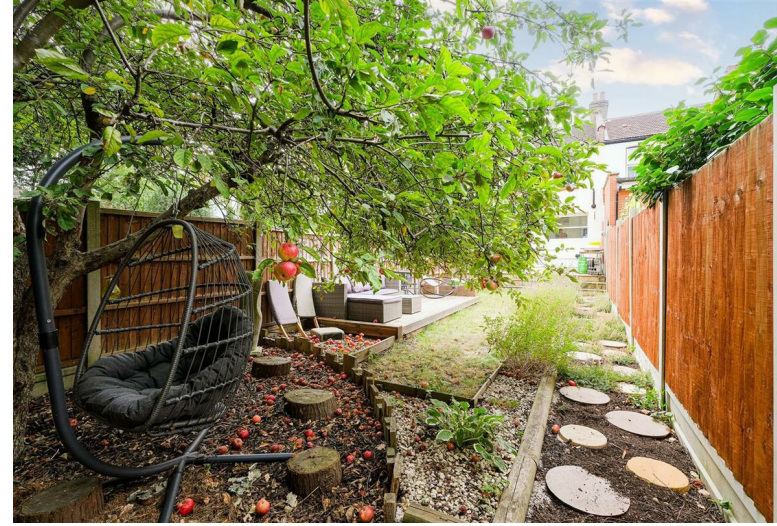
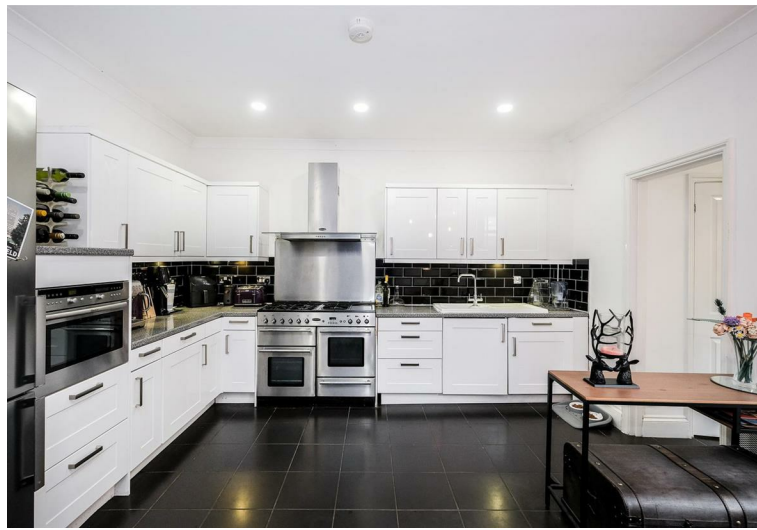


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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 Empress Avenue, Chingford - a charming location that could be the perfect setting for your new home! This delightful mid-terrace house boasts 2 reception rooms, 2 good sized bedrooms, and a well-maintained bathroom. With a generous 918 sq ft of space, there's plenty of room to make this house your own.

Situated in a desirable older style property, this house exudes character and warmth. The presence of some original features adds a touch of nostalgia and uniqueness to the space, making it truly special.

Whether you're looking to relax in one of the reception rooms, unwind in the comfortable bedrooms, or freshen up in the bathroom, this property offers a wonderful canvas for you to create your dream living space.

Don't miss out on the opportunity to own a piece of history in this lovely house on Empress Avenue. Book a viewing today and let your imagination run wild with the possibilities this property holds!

