



TOTAL FLOOR AREA: 1611 sq.ft. (149.6 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with Metropix C2024

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1611.00 sq ft

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Tufton Road, Chingford, E4 8LE

Price Guide £625,000 Freehold

Bedrooms: 5 | Reception Rooms: 3 | Bathrooms: 2

Energy Efficiency Rating	
Current	Potential
65	80

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 Tufton Road, Chingford - a property that truly stands out from the rest! This house is not just your average home; it boasts a much larger size, offering you ample space to create the home of your dreams.

One of the highlights of this property is the impressive 75ft rear garden, perfect for those who love outdoor living or dream of having their own green oasis in the heart of the city. Imagine hosting summer barbecues, gardening, or simply relaxing in this expansive outdoor space.

Convenience meets practicality with the detached garage located to the rear of the property. Whether you need extra storage space, a workshop, or a place to park your car, this garage provides you with endless possibilities.

And the best part? This property is chain-free, making the buying process smoother and quicker for you. Say goodbye to delays and hello to your new home in no time!

Don't miss out on this fantastic opportunity to own a unique property in a prime location. Contact us today to arrange a viewing and start envisioning the endless possibilities that this house on Tufton Road has to offer.

