

TOTAL FLOOR AREA: 1264 sq.ft. (117.4 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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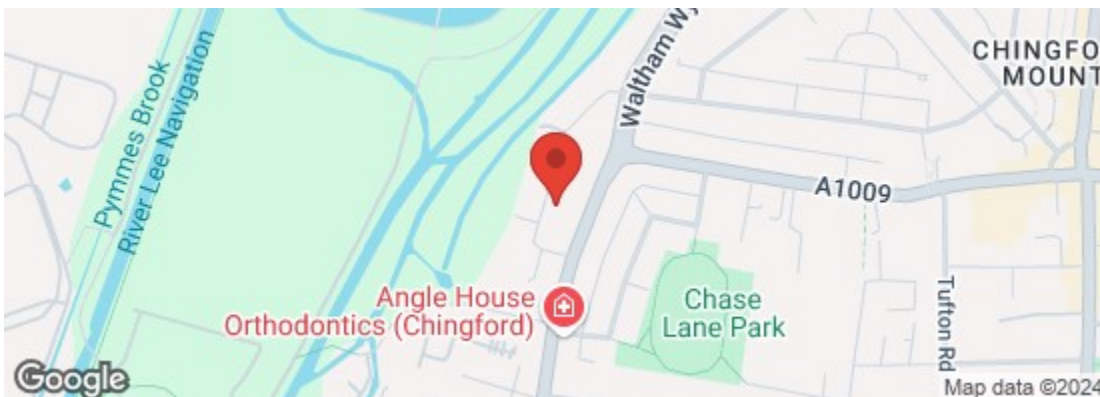
Council: Waltham Forest | Council Tax Band: D | Floor Area: 1264.00 sq ft

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Russell Road, Chingford, E4 8HB  
 £650,000 Freehold

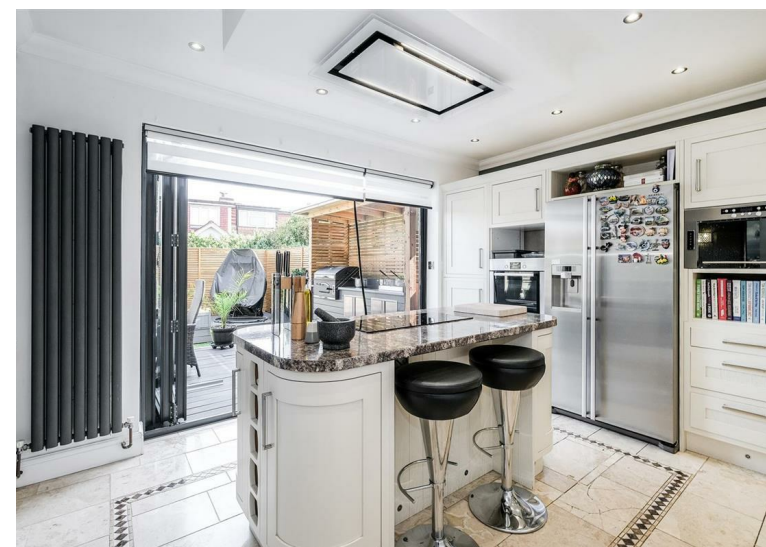
Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		55	76

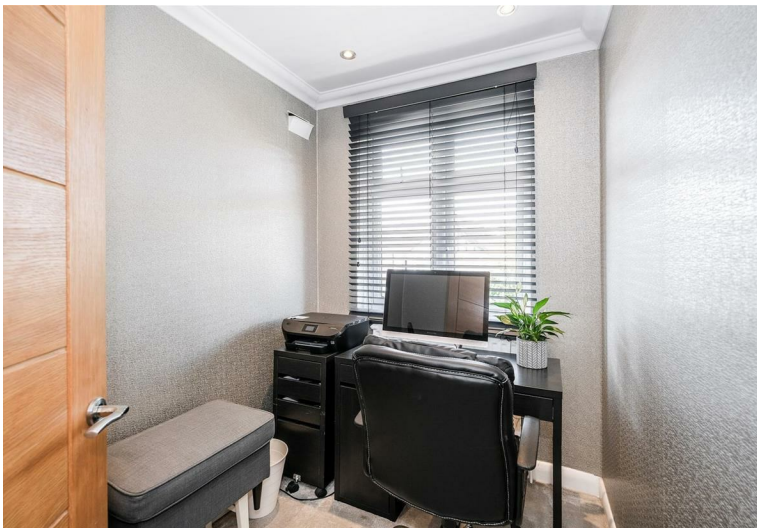


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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](mailto:southchingford@churchill-estates.co.uk)



Welcome to Russell Road, Chingford - a charming location that could be the perfect setting for your new home! This end terrace house boasts not only 2 reception rooms but also 4 spacious bedrooms and 2 modern bathrooms, providing ample space for comfortable living.

Built in the 1930s, this property exudes character and history while offering a generous 1,264 sq ft of living space. The house comes with parking for 2 vehicles, ensuring convenience for you and your guests.

One of the standout features of this property is its amazing condition, a true testament to the care and attention it has received over the years. The bespoke outdoor cooking area is a delightful addition, perfect for hosting gatherings and enjoying the outdoors.

The heart of this home is the impressive 25ft kitchen, ideal for whipping up delicious meals and creating lasting memories with loved ones. Finished to a high specification, this kitchen is sure to inspire your inner chef and elevate your culinary experience.

Don't miss out on the opportunity to make this house your home. With its blend of character, modern amenities, and prime location, this property on Russell Road is a rare find that ticks all the boxes for comfortable and stylish living.

