



**CHURCHILL**  
estates

New Road, Chingford, E4 9SY  
£500,000 Freehold

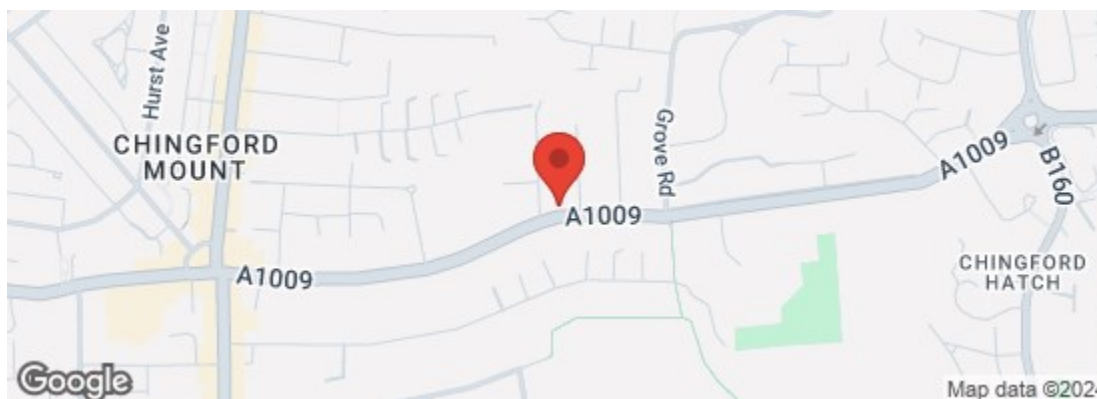
Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **020 8524 0000** Email: [southchingford@churchill-estates.co.uk](mailto:southchingford@churchill-estates.co.uk)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(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.

**CHURCHILL**  
estates



Welcome to this charming 3-bedroom house located on New Road in the vibrant city of London! This property is perfect for families looking for a cozy home close to schools, making the morning school run a breeze. Situated within easy reach of both Chingford and Highams Park, you'll have convenient access to a variety of amenities, shops, and transport links.

This delightful house offers a warm and inviting atmosphere, ideal for creating lasting memories with your loved ones. The 3 bedrooms provide ample space for a growing family or for those in need of a home office or guest room. The property type being a house ensures that you'll have your own private space to relax and unwind after a long day.

Imagine coming home to this lovely property, where you can enjoy the convenience of being close to schools for the little ones and having easy access to the bustling areas of Chingford and Highams Park for your daily needs. Don't miss out on this fantastic opportunity to make this house your new home sweet home in the heart of Chingford!

