


TOTAL FLOOR AREA: 1418 sq.ft. (131.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only for prospective purchasers. The actual layout and dimensions may vary from those shown on this plan and no guarantee is given as to their accuracy or efficiency can be given.  
Made with Mapbox 10/2024

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1412.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>1</b>
(1-20) <b>G</b>		
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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Burnham Road, Chingford, E4 8PE  
Offers Over £650,000 Freehold

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



Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**





Welcome to this charming detached bungalow located on Burnham Road in the delightful area of Chingford. This property boasts a spacious 1,412 sq ft of living space, featuring 1 reception room, 3 Double bedrooms, and a modern bathroom.

One of the standout features of this bungalow is the large garden of approx 110ft x 40ft offering plenty of outdoor space for gardening, entertaining, or simply enjoying the fresh air. the bungalow also the benefits from off street parking for at least 3 cars ensuring you and your guests will never have to worry about finding a spot. The property has further potential to extend (STPP).

Whether you're looking for a peaceful retreat away from the hustle and bustle of the city or a family home with room to grow, this detached bungalow on Burnham Road has the potential to be the perfect place for you. Don't miss out on the opportunity to make this charming property your own.

