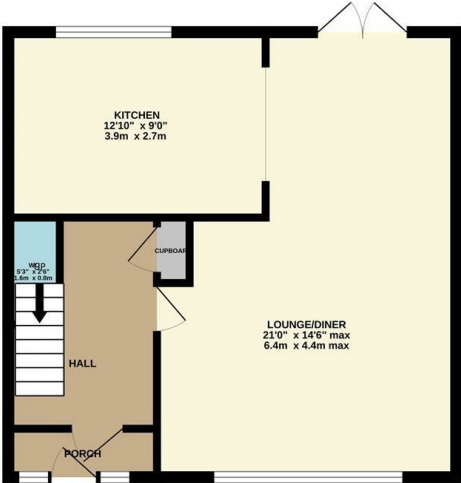
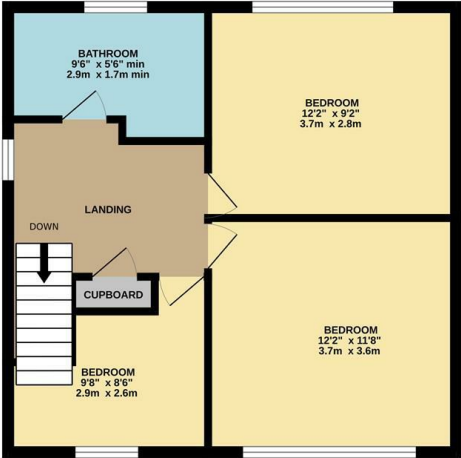




GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.6 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.
Made with Metropix ©2025

Council: Waltham Forest | Council Tax Band: A | Floor Area: 965.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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.

CHURCHILL
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Eatons Mead, Chingford, E4 8AN
£525,000 Freehold

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



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



Nestled in the charming area of Eatons Mead, Chingford, this well-presented house offers a delightful blend of comfort and modern living. Spanning an impressive 965 square feet, the property features three spacious bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed a spacious hallway with a doorway into a bright and inviting reception room, perfect for relaxation or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings that cater to all your culinary needs. It provides a functional yet stylish space for cooking and dining.

The first floor boasts a convenient bathroom, adding to the practicality of the home. Each bedroom is generously sized, allowing for personalisation and comfort, while the overall layout ensures a harmonious flow throughout the property.

This house not only offers a comfortable living environment but also benefits from its prime location in London, providing easy access to local amenities, transport links, and green spaces. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to enjoy a modern lifestyle in a sought-after area.

