



TOTAL FLOOR AREA: 1378 sq.ft. (128.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items 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. The agent does not warrant the accuracy of the information provided and no guarantee is given as to their accuracy or efficiency can be given. Made with Floorplan 2020.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1379.00 sq ft

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		
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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Hampton Road, Chingford, E4 8NJ
Asking Price £550,000 Freehold

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



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



Nestled in the sought-after area of Hampton Road, Chingford, is this charming double-bayed three bedroom period property. This property is presented in very good condition, ensuring a welcoming environment for its new owners.

The heart of the home features an open-plan lounge, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. Natural light floods the area, enhancing the sense of space and warmth. The layout is designed to cater to modern living, making it ideal for families or professionals alike.

One of the standout features of this property is the beautiful garden, which offers a tranquil retreat from the hustle and bustle of city life. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this outdoor space is sure to impress.

The location provides easy access to local amenities, schools, and transport links. Residents will appreciate the convenience of nearby shops and parks, making it an ideal setting for families and individuals who value both comfort and accessibility.

In summary, this delightful three-bedroom house on Hampton Road presents an excellent opportunity for those looking to settle in a vibrant and friendly community. With its open-plan living space, beautiful garden, and prime location, it is a property not to be missed.