



TOTAL FLOOR AREA: 620 sq ft (57.6 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the information contained herein, 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 to the prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 5.0.0.0

Council: Waltham Forest | Council Tax Band: C | Floor Area: 620.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		F
(21-38) F		
(1-20) G		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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Ashingdon Close, Chingford, E4 6XH
£400,000 Freehold

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



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



Nestled in the charming area of Ashingdon Close, Chingford, this delightful two-bedroom house offers a perfect blend of comfort and modern living. Spanning an inviting 620 square feet, the property boasts a well-designed layout that maximises space and functionality.

Upon entering, you are greeted by a modern fitted kitchen leading on to a bright and airy reception room, ideal for both relaxation and entertaining. The property features two generously sized bedrooms, providing ample space for rest and personalisation. The bathroom is well-appointed, ensuring convenience for all residents.

One of the standout features of this home is the ground floor W/C, which adds an extra layer of practicality for daily living. The house is presented in superb condition, allowing you to move in with ease and enjoy your new surroundings from day one.

For those with vehicles, the property includes parking for one vehicle, a valuable asset in this desirable location. The surrounding area of Chingford is known for its community spirit, with local amenities, parks, and transport links all within easy reach.

This charming house is perfect for first-time buyers, small families, or anyone seeking a comfortable and stylish home in a sought-after neighbourhood. Don't miss the opportunity to make this lovely property your own.

