



TOTAL FLOOR AREA: 1059 sq.ft. (98.3 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 errors, omissions or misstatements. This plan is for guidance only and should be used as a guide for only preliminary purposes. The actual dimensions and layout of the property may vary from those shown on this plan. No liability is accepted for any errors or omissions. Made with Floorplan 2020

Council: waltham forest | Council Tax Band: E | Floor Area: 1059.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		64
(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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New Road, Chingford, E4 9SJ  
Asking Price £550,000 Freehold

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



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



Nestled on the charming New Road in Chingford, this delightful extended house offers a perfect blend of space and comfort. With a generous area of 1,059 square feet, this property is ideal for families or those seeking a bit more room to breathe.

Upon entering, you are welcomed by three inviting reception rooms, each providing a versatile space that can be tailored to your lifestyle. Whether you envision a cosy lounge, a formal dining area, or a playroom for the children, the possibilities are endless. The natural light that floods these rooms creates a warm and welcoming atmosphere, making it a perfect setting for both relaxation and entertaining.

The house boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The layout is thoughtfully designed to ensure privacy and comfort for all family members. The single bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free transaction. This is particularly advantageous for those eager to move in without delay.

Situated in a desirable area, this home is close to local amenities, schools, and transport links, making it an excellent choice for families and commuters alike.

In summary, this extended house on New Road is a fantastic opportunity for anyone looking to settle in Chingford. With its spacious reception rooms, comfortable bedrooms, and convenient location, it is a property that truly deserves your attention. Don't miss the chance to make this charming house your new home.

