



TOTAL FLOOR AREA : 1992 sq.ft. (185.1 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.
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Council: Waltham Forest | Council Tax Band: D | Floor Area: 1992.00 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 8NT
Offers In The Region Of £875,000 Freehold

Bedrooms: 7 | Reception Rooms: 2 | Bathrooms: 2



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



Nestled on the desirable Hampton Road in Chingford, this impressive semi-detached house offers a remarkable blend of space and comfort, perfect for family living. Spanning an expansive 1,992 square feet, the property boasts six well-proportioned bedrooms, plus a futher loft room providing ample accommodation for a growing family or those who enjoy hosting guests.

The house features two inviting reception rooms, ideal for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you prefer a formal sitting area or a casual family room. The two bathrooms plus the additional ground floor w/c ensure convenience for all residents, making morning routines a breeze.

One of the standout features of this property is the stunning kitchen diner that overlooks a large rear garden, which offers a tranquil retreat for outdoor activities, gardening, or simply enjoying the fresh air. The garden backs onto Chase Lane Park, providing a picturesque backdrop and easy access to green spaces for leisurely walks or family outings and also benefits from a large brick built shed to rear.

For those with vehicles, the property includes parking for two cars, adding to the convenience of this lovely home. With its prime location, spacious interiors, and delightful outdoor space, this semi-detached house on Hampton Road is an exceptional opportunity for anyone seeking a comfortable and well-connected residence in Chingford.

