



Council: Waltham Forest | Council Tax Band: D | Floor Area: 786.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		63
(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 8NH
£525,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



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



Nestled on the charming Hampton Road in Chingford, this delightful house offers a perfect blend of comfort and convenience. Spanning an inviting 786 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family living or can be easily transformed into a home office or guest room, catering to your individual needs.

The house boasts a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Its location is particularly advantageous, being in close proximity to Chase Lane School, making it an excellent choice for families with children. Additionally, the vibrant Chingford Mount is just a short distance away, offering a variety of shops, restaurants, and local amenities to enhance your lifestyle.

This property presents a wonderful opportunity for those seeking a comfortable home in a desirable area. With its appealing layout and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this charming house your new home.

