




Council: Waltham Forest | Council Tax Band: E | Floor Area: 1300.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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Wellington Avenue, Chingford, E4 6RE
£675,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2



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



Nestled on the charming Wellington Avenue in Chingford, this delightful semi-detached chalet offers a perfect blend of comfort and convenience. Spanning an impressive 1,300 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With four well-proportioned bedrooms, there is ample space for families or those seeking extra room for guests or a home office. Located equally between North and South Chingford commuting or shopping is just a few minutes away.

The property features two modern bathrooms, ensuring that morning routines run smoothly for everyone. A large double garage provides excellent storage options or the potential for a workshop, while parking for two vehicles adds to the convenience of this lovely home.

One of the standout features of this property is its south-facing garden, which invites an abundance of natural light and offers a wonderful outdoor space for gardening, play, or simply enjoying the sunshine. The garden is perfect for family gatherings or quiet evenings spent outdoors. Also with Ridgeway Park just a short stroll away a Sunday afternoon picnic is a breeze.

Additionally, the location is particularly appealing, being in close proximity to Park Side School, making it an excellent choice for families with children. With its blend of space, functionality, and a desirable location, this property on Wellington Avenue is a fantastic opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this charming chalet your new home.

