



TOTAL FLOOR AREA: 1300 sq.ft. (120.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms 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 such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
Made with Floorplan 3.0.0.0

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.



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.

