



TOTAL FLOOR AREA: 1400 sq ft. (130.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment 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: 1400.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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Salisbury Hall Gardens, Chingford, E4 8SA  
Offers In The Region Of £600,000 Freehold

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



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





Nestled in the charming Salisbury Hall Gardens, this delightful house offers a perfect blend of comfort and style. Spanning an impressive 1,400 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room serves as a warm welcome, providing a lovely area for relaxation and entertaining guests.

One of the standout features of this home is the large conservatory, which floods the space with natural light and creates a serene environment to enjoy the garden views throughout the seasons. The conservatory can easily serve as a versatile space, whether you envision it as a tranquil reading nook, a play area for children, or a vibrant dining space for family gatherings.

The property also includes a well-appointed bathroom, ensuring convenience for all residents. For those with vehicles, the ample parking space for up to three vehicles is a significant advantage, providing ease and accessibility in this bustling part of London.

Salisbury Hall Gardens is a sought-after location, offering a peaceful residential atmosphere while remaining well-connected to the vibrant city life. With local amenities, parks, and excellent transport links nearby, this house presents an exceptional opportunity for anyone looking to settle in a welcoming community.

In summary, this charming house in Salisbury Hall Gardens is a wonderful choice for those seeking a spacious and light-filled home in London. With its thoughtful layout and desirable features, it is sure to appeal to a variety of buyers.