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estates

## Salisbury Hall Gardens, Chingford, E4 8SA

Offers In The Region Of £600,000 Freehold

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

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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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.

