



TOTAL FLOOR AREA: 1536 sq.ft. (142.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances 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: 1536.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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Old Church Road, London, E4 6RB
Asking Price £725,000 Freehold

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



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



Located on the charming Old Church Road in Chingford, this splendid four-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,536 square feet, the property is in excellent condition throughout, making it an ideal choice for families seeking a welcoming home.

As you step inside, you will be greeted by spacious living areas that are perfect for both relaxation and entertaining. The well-appointed kitchen provides ample space for culinary pursuits, while the two bathrooms ensure that morning routines run smoothly for the whole family. Each of the four bedrooms is generously sized, offering plenty of room for personalisation and comfort.

One of the standout features of this property is the large garden, which provides a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. The location is particularly advantageous, being close to local parks that offer a variety of recreational activities, perfect for family outings or leisurely strolls.

Transport links are excellent, making commuting to central London and beyond a breeze. Additionally, the area boasts a selection of outstanding schools, ensuring that educational needs are well catered for.

This semi-detached house on Old Church Road is not just a property; it is a place where memories can be made. With its prime location, spacious interiors, and delightful garden, it presents a fantastic opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

