

Council: Waltham Forest | Council Tax Band: D | Floor Area: 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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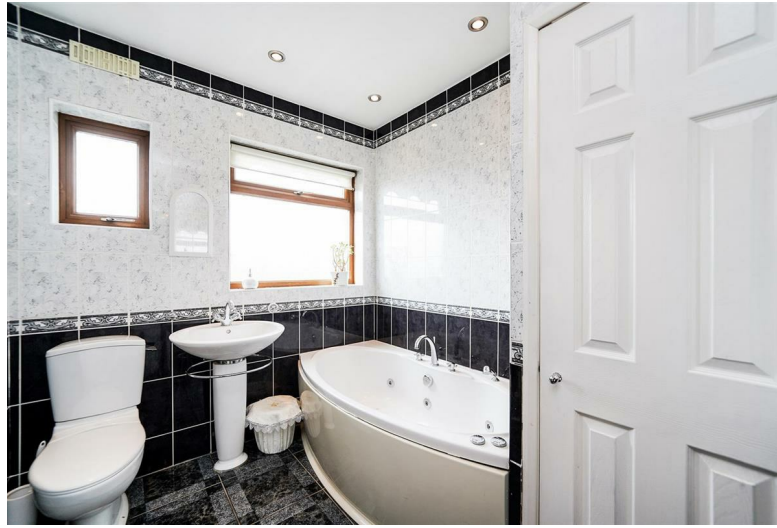
Lower Hall Lane, London, E4 8JG  
Asking Price £575,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2



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





Located in the charming area of Chingford, this delightful mid-terrace house on Lower Hall Lane offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The well-appointed fitted kitchen provides a functional area for culinary enthusiasts, while the inviting reception room serves as a welcoming space for relaxation and entertaining.

One of the standout features of this home is the large loft room, which presents a versatile opportunity for use as a study, playroom, or additional living space, catering to your individual needs. The south-facing garden is a true gem, allowing for plenty of sunlight throughout the day, making it an excellent spot for outdoor gatherings or simply enjoying a quiet moment in nature.

Conveniently located near the A406 and M11, this property offers excellent transport links for those commuting or exploring the wider area. Chingford itself boasts a variety of local amenities, including shops, schools, and parks, ensuring that all your daily needs are within easy reach.

This four-bedroom house is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-designed home. Don't miss the chance to make this property your own.

