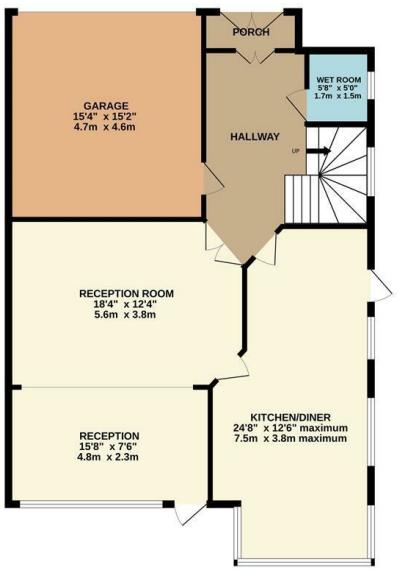
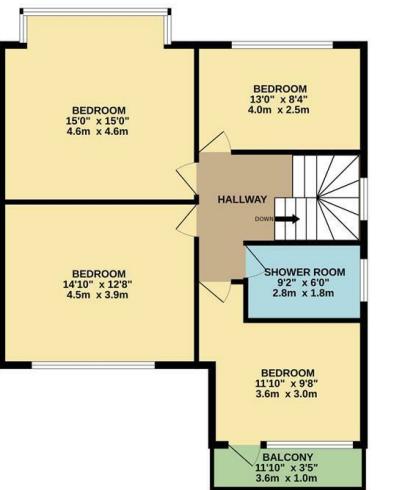




GROUND FLOOR  
1105 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



Council: Waltham Forest | Council Tax Band: E | Floor Area: 1907.00 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.

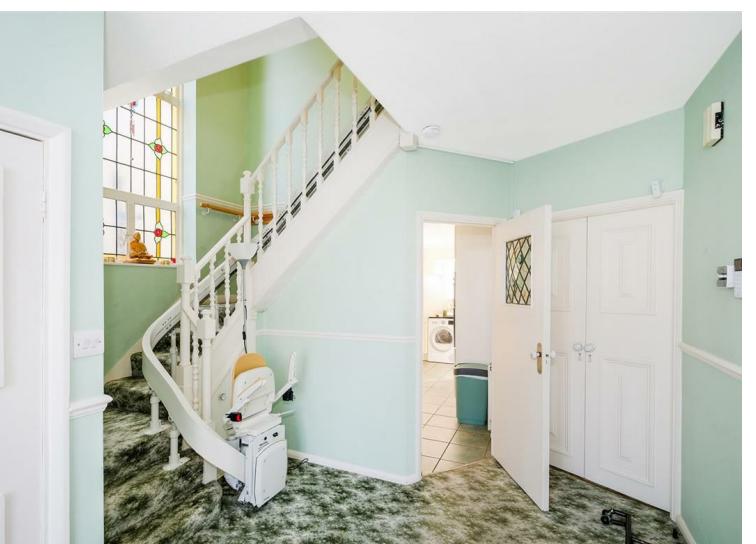
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



**CHURCHILL**  
estates

Marlborough Road, Chingford, E4 9AL  
£925,000 Freehold

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



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**

**CHURCHILL**  
estates



Nestled on the charming Marlborough Road in Chingford, this delightful detached house offers a perfect blend of space, comfort, and convenience. Spanning an impressive 1,907 square feet, the property boasts four generously sized bedrooms, making it an ideal family home. The layout includes a spacious reception room that invites natural light with its large picture window overlooking the secluded rear garden, creating a warm and welcoming atmosphere and entrance hall with a stunning cathedral style stained glass window.

The house features two well-appointed bathrooms, ensuring ample facilities for family living. The large integral garage provides convenient parking for two vehicle and the off street parking has room for a further three cars, a rare find in this desirable area. The secluded garden to the rear offers a tranquil retreat, perfect for outdoor relaxation or entertaining guests. the balcony that overlooks the rear garden is perfect for that summer evening glass of refreshment as the sun sets.

Situated within walking distance to Highams Park Station, this property is well-connected for those commuting to London or exploring the surrounding areas. The neighbourhood is known for its friendly community and excellent local amenities, making it a wonderful place to call home.

Built in the late 1950s, this house retains a classic charm while offering the spaciousness and functionality that modern families seek. With its large rooms and thoughtful design, this property is a fantastic opportunity for anyone looking to settle in a vibrant and accessible part of Chingford. Don't miss the chance to make this lovely house your new home.