

TOTAL FLOOR AREA: 1385 sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 is given as to their operability or efficiency can be given. Made with Houspace (2022).

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1385.00 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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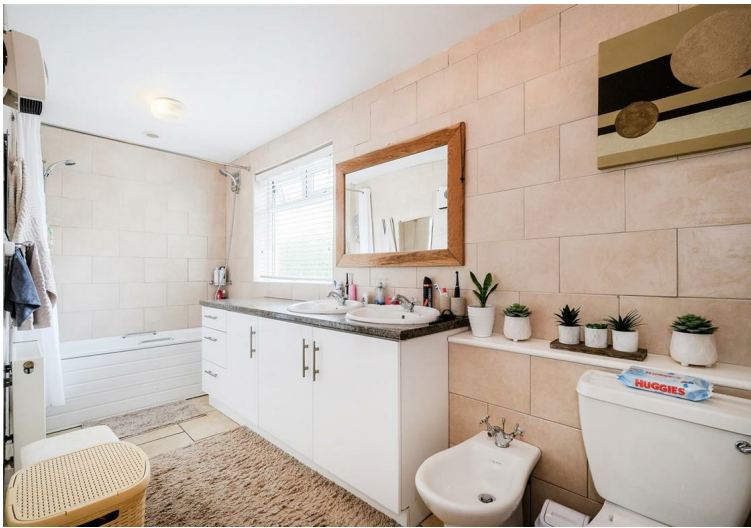
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Frances Road, Chingford, E4 9DH  
Offers In Excess Of £575,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2



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



Located on the charming Frances Road in Chingford, this delightful three-bedroom house offers a perfect blend of comfort and modern living. Spanning an impressive 1,385 square feet, the property is in excellent condition and has been thoughtfully designed to cater to the needs of contemporary families.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into a second reception area, providing ample space for relaxation and entertaining. The well-appointed kitchen is ideal for culinary enthusiasts, while the ground floor also features a convenient WC, enhancing the practicality of the home.

The first floor boasts three bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is well-equipped, ensuring that morning routines are both efficient and enjoyable.

One of the standout features of this property is the double-storey extension, which not only adds to the living space but also enhances the overall appeal of the home. Additionally, the house benefits from rear access to an outbuilding, providing extra storage or potential for a home office.

Outside, the property is complemented by a driveway that accommodates two cars, a rare find, ensuring that parking is never a concern. The good-sized garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings with family and friends.

This house on Frances Road is an exceptional opportunity for those seeking a well-maintained home in a desirable location. With its spacious layout, modern amenities, and convenient access to local transport and amenities, it is sure to attract interest from discerning buyers. Do not miss the chance to make this wonderful property your new home.

