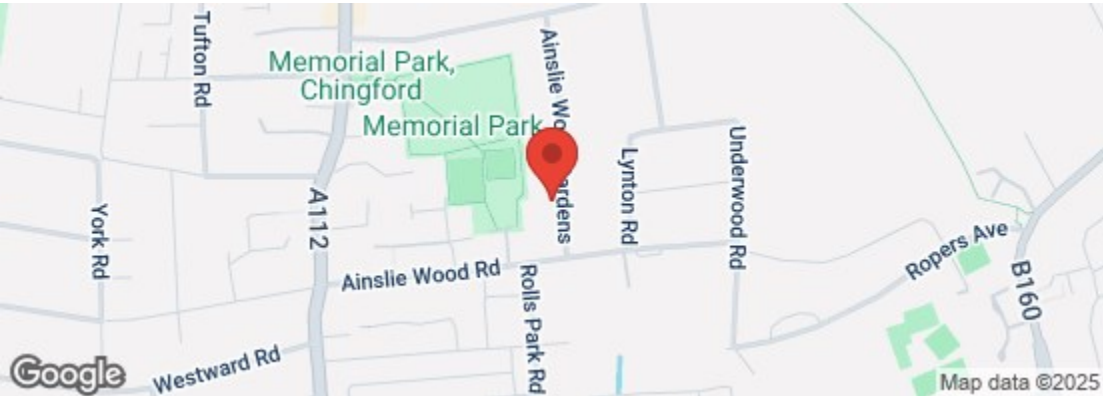


TOTAL FLOOR AREA: 950 sq. ft. (88.2 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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.  
Made with Metrepro C3025.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 950.00 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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Ainslie Wood Gardens, Chingford, E4 9BL  
Asking Price £600,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



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





Located in desirable Ainslie Wood Gardens in Chingford, this charming 1930's three-bedroom end-of-terrace house is a perfect blend of comfort and convenience. Spanning an impressive 950 square feet, the property features two reception rooms, with the dining room and fitted kitchen backing onto the garden.

A downstairs cloakroom is an added convenience. Upstairs are three generous sized bedrooms and large bathroom. Parking is a breeze with off street parking for 2 cars and a garage to the rear, accessed via a side alley.

A huge benefit of this home is its prime location. Award winning Ainslie Wood school and ancient woodlands are literally around the corner and Highams Park Station a short walk away.

A standout feature is the beautiful, mature, 100 foot West facing garden - perfect for summer barbecues or quiet evenings under the stars. The house backs onto Memorial Park, providing a serene tree lined backdrop, and a delightful summer house is an additional space, whether working from home or a den for the children.

With its appealing layout and excellent location, this property is an ideal choice for families or anyone seeking a comfortable home in Chingford. Don't miss the opportunity to make this delightful house your new home.

