



TOTAL FLOOR AREA: 1258 sq.ft. (116.9 sq.m.) approx.

Whilst 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 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: 1258.00 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

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Hampton Road, Chingford, E4 8NJ
Offers Over £575,000 Freehold

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



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



Nestled on the desirable Hampton Road in Chingford, this charming house offers a perfect blend of modern living and spacious comfort. With a generous area of 1,258 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The home features four well-proportioned bedrooms, providing ample space for families or those seeking extra room for guests or a home office.

The property includes two contemporary bathrooms, ensuring convenience for all residents. The loft extension adds valuable living space, which can be utilised in various ways to suit your lifestyle. The modern kitchen is a highlight, equipped with the latest amenities, making it a delightful space for culinary enthusiasts. Additionally, a utility room enhances practicality, offering extra storage and laundry facilities.

Situated in close proximity to Chase Lane School, this home is perfect for families with children, providing easy access to quality education. The surrounding area of Chingford is known for its community spirit and green spaces, making it an ideal location for those who appreciate a balance of urban and suburban living.

This property presents an excellent opportunity for anyone looking to settle in a vibrant neighbourhood while enjoying the comforts of a well-appointed home. Do not miss the chance to make this delightful house your new residence.

