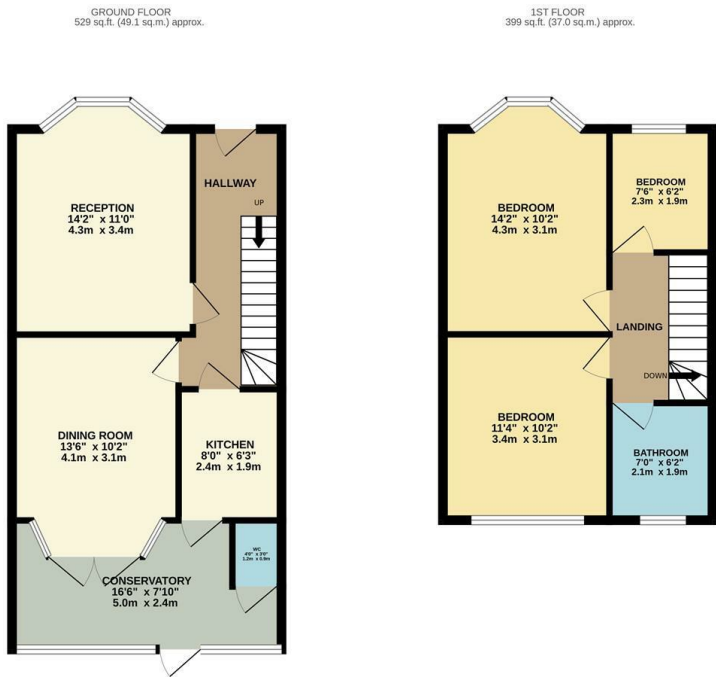




TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of built, finished, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaphor CADD.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 927.00 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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Warwick Road, Chingford, E4 8NN
Asking Price £475,000 Freehold

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



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



Nestled on the charming Warwick Road in Chingford, this delightful older-style brick-fronted house offers a wonderful opportunity for those looking to create their dream home. Spanning an impressive 927 square feet, the property features two spacious reception rooms, perfect for entertaining guests or enjoying family time.

With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a home office. The single bathroom, while functional, presents an opportunity for modernisation, allowing you to tailor the space to your personal taste and style.

The house is ideally situated close to local schools, making it a prime choice for families seeking convenience and community. Although the property requires some modernisation, it is brimming with potential and character, waiting for the right owner to breathe new life into it.

This is a rare chance to acquire a home in a sought-after location, where you can enjoy the vibrancy of London living while having the comfort of a residential neighbourhood. Whether you are looking to invest or settle down, this property on Warwick Road is not to be missed.

