



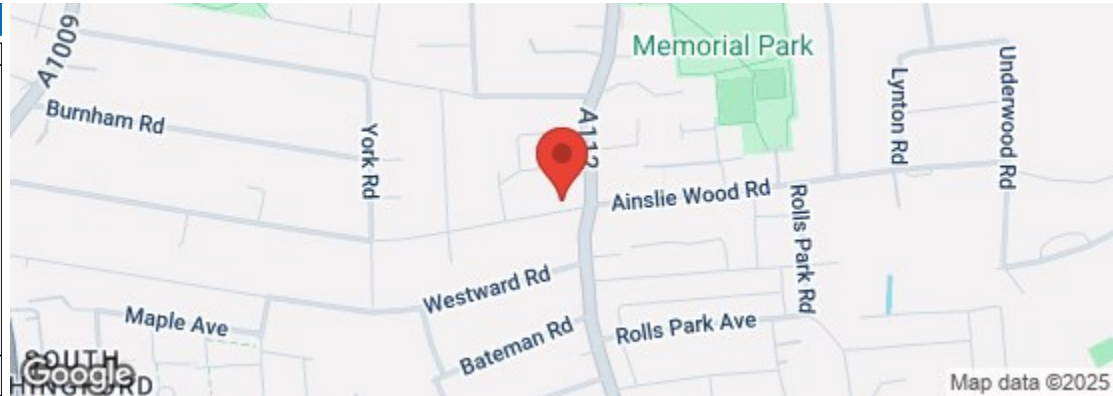
Council: Waltham Forest | Council Tax Band: D | Floor Area: 1183.00 sq ft

CHURCHILL
estates

Sinclair Road, Chingford, E4 8PH
Asking Price £550,000 Freehold

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

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



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



Located on the charming Sinclair Road in Chingford, this extended three-bedroom house offers a delightful blend of space and comfort, perfect for families or those seeking a bit more room to breathe. Spanning an impressive 1,183 square feet, the property boasts two inviting reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is undoubtedly the large kitchen extension, which presents a wonderful opportunity for culinary enthusiasts to create and enjoy meals in a bright and airy environment. The through lounge and dining room make it an ideal setting for gatherings with family and friends.

The three bedrooms offer a peaceful retreat at the end of the day, while the bathroom is conveniently located to serve the household's needs. Outside, the property features a driveway, ensuring that parking is never a concern.

Situated close to all local amenities, residents will benefit from easy access to shops, schools, and transport links, making daily life both convenient and enjoyable. This property is a fantastic opportunity for those looking to settle in a vibrant London neighbourhood, combining modern living with the charm of a traditional home. Don't miss the chance to make this lovely house your new home.

