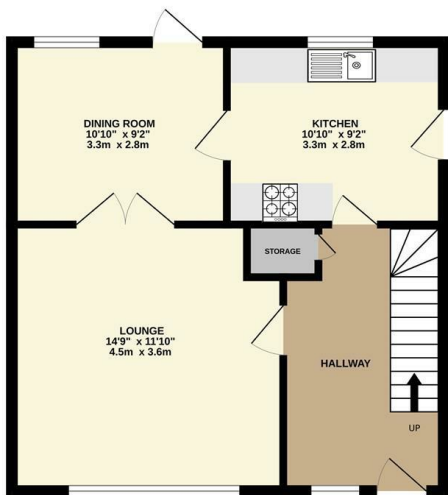
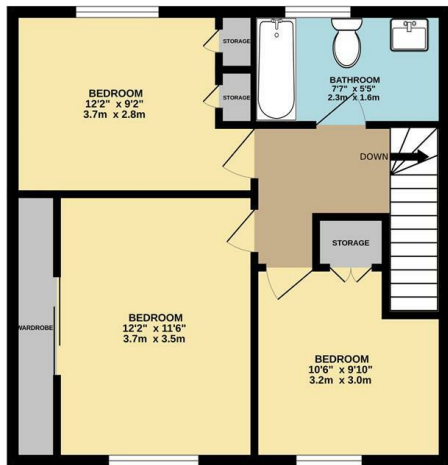




GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



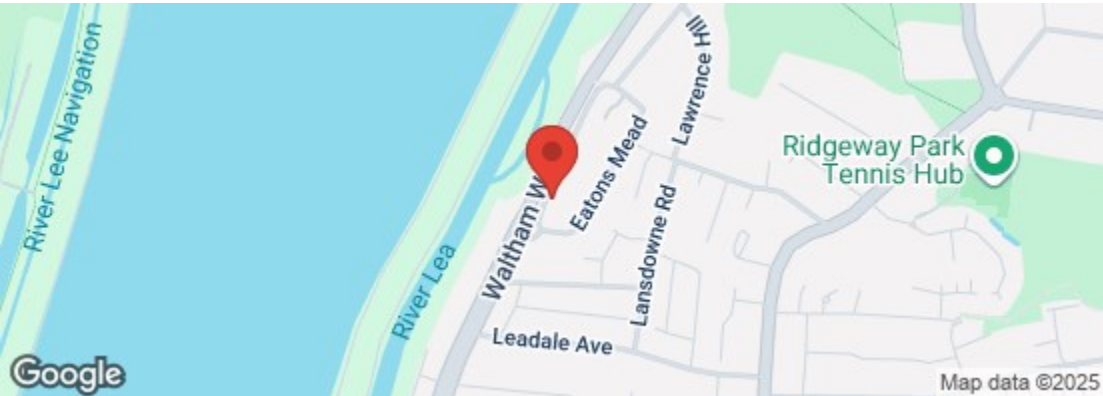
1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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: 980.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	84
(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



CHURCHILL
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Eatons Mead, Chingford, E4 8AN
Asking Price £525,000 Freehold

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



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



Located in the desirable area of Eatons Mead, Chingford, this elevated three-bedroom semi-detached house presents an excellent opportunity for both families and professionals alike. Spanning an impressive 980 square feet, the property has been newly refurbished to a high standard, ensuring a fresh and modern living environment.

Upon entering, you will find a spacious reception room that offers a welcoming atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the new modern kitchen, which boasts contemporary fittings and ample space for culinary creativity. The newly installed bathroom complements the property beautifully, providing a stylish and functional space for daily routines.

The three well-proportioned bedrooms offer comfortable accommodation, making this home ideal for families or those seeking extra space. The elevated position of the house not only enhances its curb appeal but also provides a sense of privacy and tranquillity.

Conveniently located, this property is within easy reach of the A406 and M11, making commuting a breeze. Additionally, the absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease.

In summary, this newly refurbished semi-detached house in Chingford is a rare find, combining modern living with excellent transport links. It is a perfect choice for anyone looking to enjoy a comfortable and stylish lifestyle in a sought-after location.

