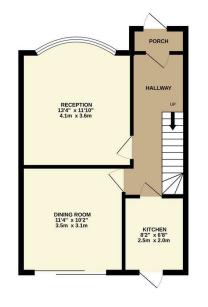
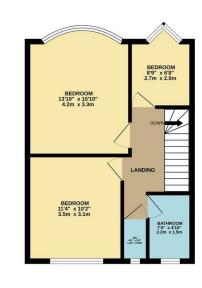




GROUND FLOOR 437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR prox. 425 sq.ft. (39.5 sq.m.) approx

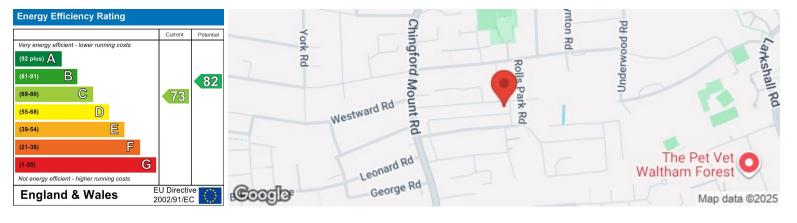




TOTAL FLOOR AREA: 862 sq. ft. (80.1 sq. m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorpian consistend here, measurements of doors, windows, comm and any other terms are approximate and on responsibility is taken for any error, emission or mine-statement. The plant is of illustratine purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to the contract of the contract of the services are to the contract of the contract of

Council: Waltham Forest | Council Tax Band: D | Floor Area: 862.00 sq ft



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 estates

Royston Avenue, Chingford, E4 9DF Offers Over £475,000 Freehold

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





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Nestled on the charming Royston Avenue in Chingford, this delightful house presents an excellent opportunity for those looking to create their dream home. Spanning an impressive 862 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features three well-proportioned bedrooms, providing ample space for a growing family or accommodating guests. The single bathroom, while functional, offers the potential for modernisation, allowing you to tailor the space to your personal taste and style.

One of the notable advantages of this property is the parking space available for one vehicle, a valuable asset in this desirable area. Additionally, being chain-free simplifies the buying process, making it an attractive option for prospective homeowners.

While the property does require some modernisation, this presents a unique opportunity to add your own flair and transform it into a contemporary haven. With its prime location in Chingford, you will enjoy the benefits of a friendly community, local amenities, and excellent transport links.

This house is not just a property; it is a canvas awaiting your creative touch. Whether you are a first-time buyer or looking to invest, this home offers the perfect blend of potential and practicality. Don't miss the chance to make this house your own.

**** APPLICANTS SHOULD NOTE THIS PROPERTY IS BEING SOLD WITH POSSESSORY TITLE ONLY ****

