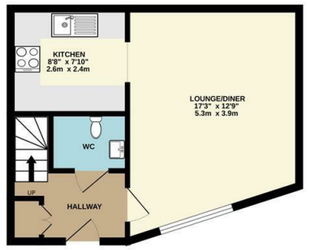
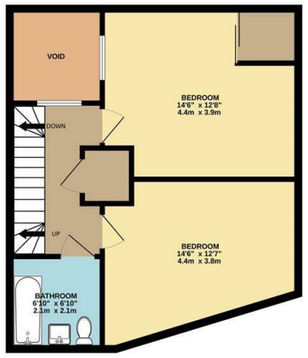




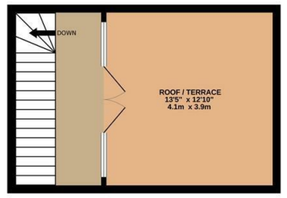
GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (103.9 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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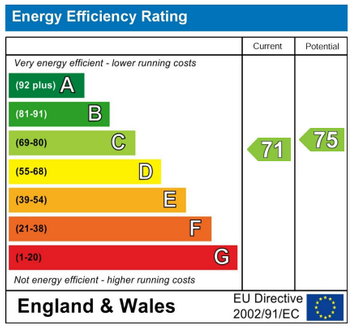
Council: Waltham Forest | Council Tax Band: D | Floor Area: sq ft





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

Parade Gardens, Chingford, E4 8BJ

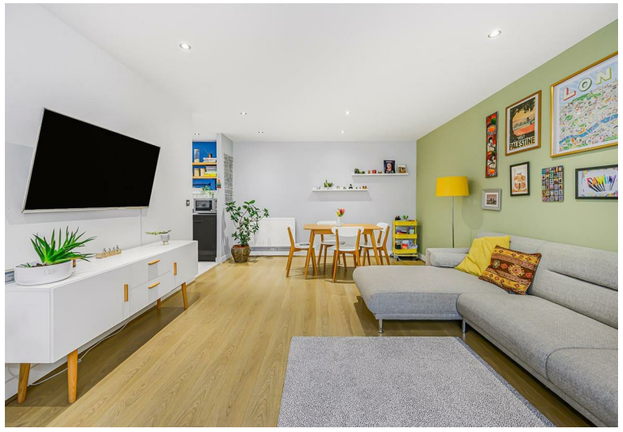
Asking Price £530,000 Freehold

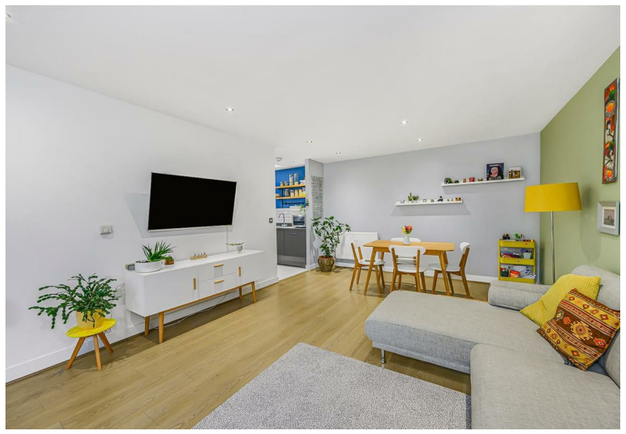
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2





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






Nestled in the charming area of Parade Gardens, Chingford, this delightful house offers a perfect blend of modern living and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a comfortable space to call home.

Upon entering, you will be greeted by an inviting open plan kitchen and living area, designed to create a warm and welcoming atmosphere. The modern kitchen is well-equipped, making it a joy for anyone who loves to cook and entertain. The living area provides ample space for relaxation and social gatherings, ensuring that you can enjoy quality time with family and friends.

This home boasts two well-appointed bathrooms, including a stylish modern bathroom and a convenient downstairs W/C, catering to the needs of busy lifestyles. Additionally, the property offers secure underground parking, providing peace of mind and easy access to your vehicle.

Storage will never be an issue here, as the house features ample storage solutions throughout, allowing you to keep your living space tidy and organised.

The location is particularly advantageous, with supermarkets and local amenities just a stone's throw away, making daily errands a breeze. Furthermore, the property enjoys excellent transport links, being close to the A406 and M11, which makes commuting to London and beyond straightforward.

In summary, this modern house in Parade Gardens is a fantastic opportunity for those seeking a stylish and practical home in a well-connected area. Don't miss your chance to view this lovely property and envision your new life in Chingford.



