GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

TOTAL FLOOR AREA : 1033 sq.ft. (95.9 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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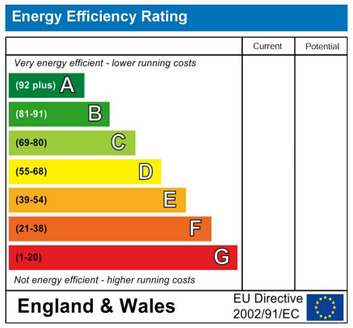
Council: Waltham Forest | Council Tax Band: D | Floor Area: 1033.00 sq ft



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

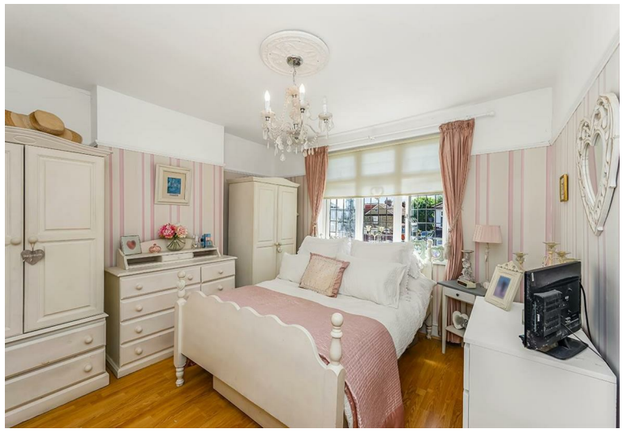
CHURCHILL estates

# Frankland Road, Chingford, E4 8JY

## £575,000 Freehold

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

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



Nestled on the charming Frankland Road in Chingford, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 1,033 square feet, the property features a spacious ground floor extension that enhances the living space, making it ideal for both relaxation and entertaining.

Upon entering, you are welcomed into a bright and airy through lounge, which provides a warm and inviting atmosphere for family gatherings or quiet evenings. The well-appointed kitchen is conveniently located, allowing for easy access to the dining area. The property boasts three generously sized bedrooms, providing ample space for a growing family or guests.

The bathroom is thoughtfully designed, ensuring functionality and comfort. Outside, the expansive 70ft garden presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, children's play, or summer barbecues. Additionally, the property includes parking for one vehicle, adding to the convenience of this lovely home.

Situated close to Chase Lane School, this residence is perfect for families seeking a nurturing environment for their children. With its excellent local amenities and transport links, Chingford offers a delightful community atmosphere while remaining well-connected to the wider London area.

This property is a fantastic opportunity for those looking to settle in a vibrant neighbourhood, combining spacious living with a beautiful outdoor space. Do not miss the chance to make this charming house your new home.