

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

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Hall Lane, Chingford, E4 8EU
Asking Price £525,000 Freehold

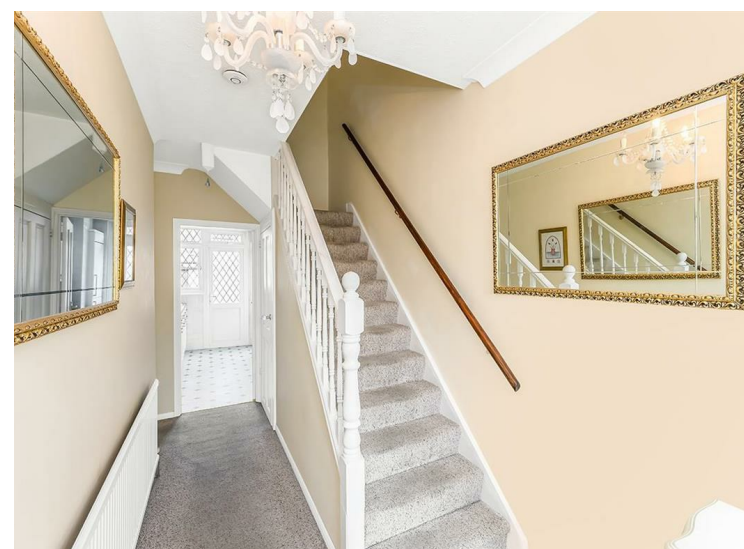
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

| 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 | | 70 | 79 |
| 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.

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Located on Hall Lane, Chingford, this charming three-bedroom house presents an excellent opportunity for families and professionals alike. The property is in good condition, ensuring a comfortable living experience from the moment you move in.

Upon entering, you will be greeted by a spacious and inviting through lounge, perfect for both relaxation and entertaining guests. The layout of the home promotes a warm and welcoming atmosphere, making it an ideal space for family gatherings.

The property boasts three bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, catering to the needs of the household with ease.

Additionally, the rear access to the garage offers extra storage options or the potential for a workshop, enhancing the practicality of the property.

Location is key, and this house does not disappoint. It is situated close to excellent schools, making it a prime choice for families with children. Furthermore, you will find a variety of shops and local amenities just a stone's throw away, ensuring that daily necessities are easily accessible. The proximity to Chingford Mount adds to the appeal, providing a vibrant community atmosphere.

In summary, this three-bedroom house on Hall Lane is a delightful find, combining comfort, convenience, and a fantastic location. It is a perfect place to call home.

