GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.

TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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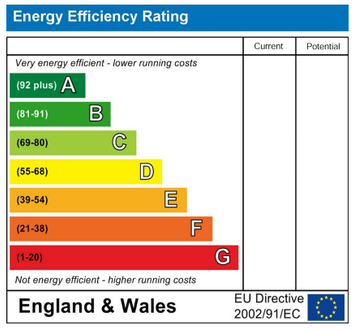
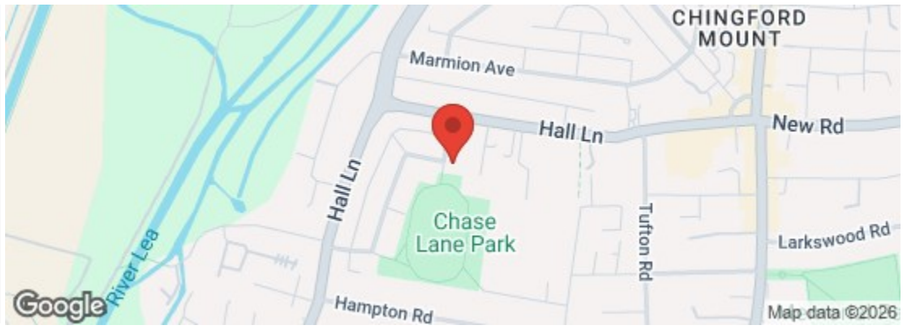
Council: Waltham Forest | Council Tax Band: D | Floor Area: 929.00 sq ft





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

Waverley Avenue, Chingford, E4 8HS

Asking Price £550,000 Freehold

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

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

Welcome to this charming house located on Waverley Avenue in the desirable area of Chingford. This delightful property boasts three bedrooms, making it an ideal home for families or those seeking extra space. The first-floor bathroom adds convenience, ensuring that daily routines are easily managed.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The layout of the house is both practical and inviting, allowing for comfortable living.

One of the standout features of this property is the off-street parking, accommodating up to two vehicles, which is a significant advantage in this area. Additionally, the home is chain-free, making the buying process smoother and more straightforward.

Situated close to Chase Lane Park, residents can enjoy the beauty of nature and outdoor activities just a stone's throw away. Families will appreciate the proximity to Chase Lane School, ensuring that educational needs are easily met. Furthermore, the property offers easy access to the A406 and M11, making commuting to London and beyond a breeze.

This house on Waverley Avenue presents a wonderful opportunity for those looking to settle in a vibrant community with excellent amenities. Don't miss the chance to make this lovely property your new home.