



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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: 1100.00 sq ft

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Grove Park Avenue, Chingford, E4 8SS
 Asking Price £625,000 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 | | 67 |
| (39-54) | E | 41 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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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Request a Viewing: **020 8524 0000** Email: southchingford@wearechurchills.co.uk



Nestled on the charming Grove Park Avenue in Chingford, this delightful mid-terrace Victorian house offers a perfect blend of character and modern living. Spanning an impressive 1,100 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and charm, perfect for both relaxation and entertaining. The layout flows seamlessly, providing a comfortable environment for everyday living. The property also boasts a well-appointed bathroom, ensuring convenience for all residents.

The brick-fronted Victorian architecture adds a touch of elegance to the home, while the surrounding area offers a vibrant community atmosphere. Located in close proximity to Walthamstow, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. Furthermore, the property is conveniently situated for those needing to commute, with the A406 and M11 easily reachable, making travel to central London and beyond a breeze.

This charming home on Grove Park Avenue presents an excellent opportunity for anyone looking to settle in a desirable location with a rich history and a welcoming community. Don't miss the chance to make this lovely Victorian terrace your new home.

