



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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: 1279.00 sq ft

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	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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Valley Side, Chingford, E4 7SR
£500,000 Freehold

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



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



Nestled in the charming area of Valley Side, Chingford, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,279 square feet, the property boasts 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 provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the kitchen, which is well-equipped for all your culinary needs.

The property features a bathroom, designed with both style and functionality in mind. Each bedroom is filled with natural light, creating a bright and airy feel throughout the home.

For those with vehicles, there is convenient parking available for one car, adding to the practicality of this lovely residence. Being chain-free, this property presents a smooth transition for potential buyers, allowing for a quicker move-in process.

Located in the sought-after Chingford area, residents will enjoy easy access to local amenities, parks, and excellent transport links, making it a fantastic choice for both families and professionals alike. This charming house is not just a place to live, but a place to call home. Don't miss the opportunity to make it yours.

