



TOTAL FLOOR AREA: 1478sq.ft. (137.3 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.  
 Made with Metropac G2026

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1478.00 sq ft

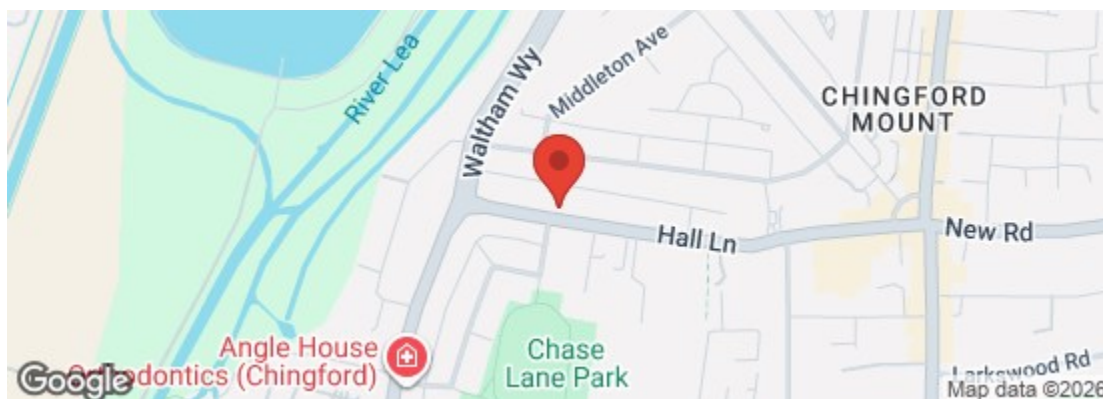


Hall Lane, Chingford, E4 8EX  
 Offers Over £650,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2



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		57	80
	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.



Request a Viewing: **020 8524 0000** Email: [southchingford@wearechurchills.co.uk](mailto:southchingford@wearechurchills.co.uk)



Nestled in the charming area of Hall Lane, Chingford, this beautifully presented end-terrace house offers a perfect blend of comfort and style. Spanning an impressive 1,478 square feet, the property boasts four spacious bedrooms, making it an ideal family home.

Upon entering, you are welcomed into a generous reception room that exudes warmth and character, perfect for both relaxation and entertaining. The well-appointed kitchen diner is a standout feature, providing ample space for family meals and gatherings, while also offering a practical layout for everyday living.

The property includes two modern bathrooms, ensuring convenience for all residents. Additionally, a ground floor cloakroom adds to the practicality of the home.

Outside, the property benefits from parking for up to two vehicles, as well as a detached double garage to rear, a rare find in this desirable location. The surrounding area is known for its community spirit and offers a variety of local amenities, making it a wonderful place to settle down.

This delightful home is not just a property; it is a place where memories can be made. With its attractive features and prime location, it is sure to appeal to those seeking a comfortable and stylish living space in Chingford.

