

TOTAL FLOOR AREA: 1050 sq ft. (97.6 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This guide is for illustrative purposes only and should be used as a guide for the only purpose of providing a general impression of the property. It does not constitute an offer of any financial product or service. No liability is accepted for any loss or damage arising from the use of this information. ©2023

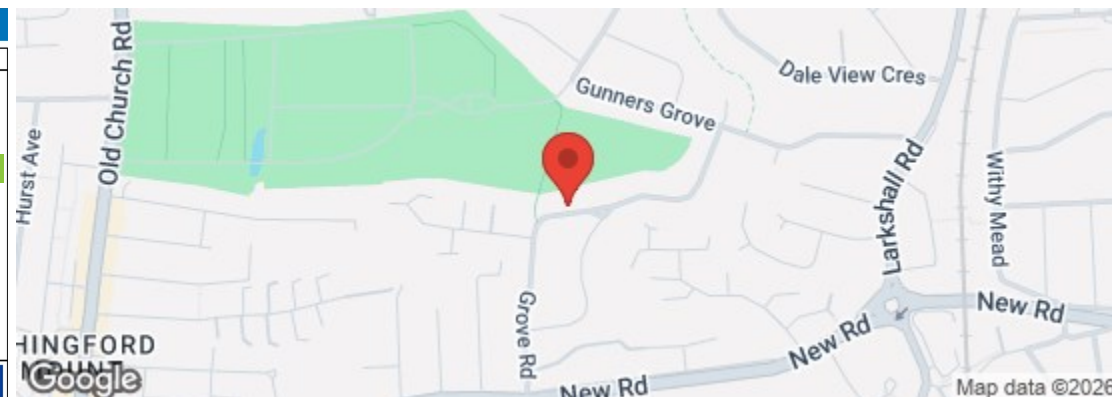
Council: Waltham Forest | Council Tax Band: D | Floor Area: 1050.00 sq ft

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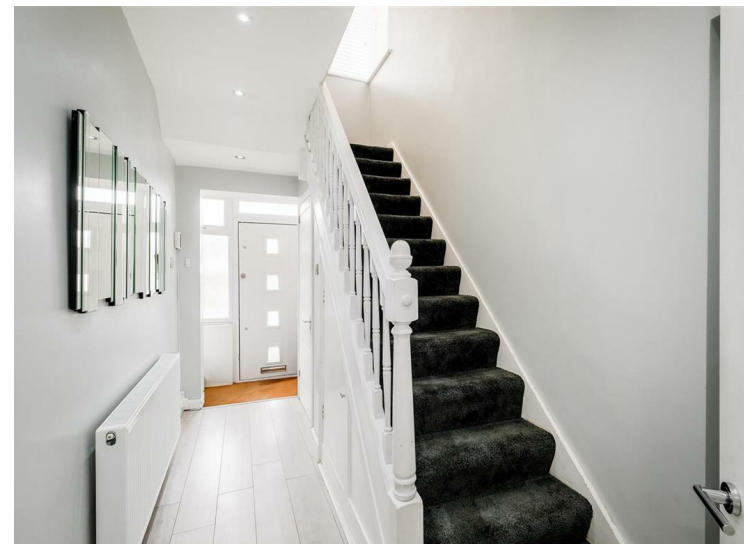
Harold Road, Chingford, E4 9ST
 Asking Price £575,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | 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	EU Directive 2002/91/EC	63	78



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



Located on Harold Road in the charming area of Chingford, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,050 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The heart of the home is the open-plan fitted kitchen and living area, which flows seamlessly into a large conservatory, providing an abundance of natural light and a lovely space to enjoy year-round. The ground floor also features a convenient cloakroom, while the first floor is home to a well-appointed bathroom, ensuring ample facilities for family living.

With parking available for two vehicles, this property caters to the needs of modern life. It's location is particularly advantageous, being within easy reach of Highams Park and Chingford Mount, where you can find a variety of shops, cafes, and local amenities. Additionally, the house is situated close to highly regarded local schools, making it an excellent choice for families.

This charming residence on Harold Road presents a wonderful opportunity for those seeking a comfortable family home in a desirable area. Don't miss the chance to make this lovely property your own.

