



TOTAL FLOOR AREA: 1205 sq ft. (111.9 sq.m.) approx.
 When every energy has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, walls and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should not be used as a basis for any purchase or other agreement. The services, contents and appearance shown here are not intended to be guaranteed as to their availability or efficiency can be given. (NDA and NDA/2020)

Council: waltham forest | Council Tax Band: C | Floor Area: 1205.00 sq ft



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Rowan Avenue, Chingford, E4 8QT
 Asking Price £450,000 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			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

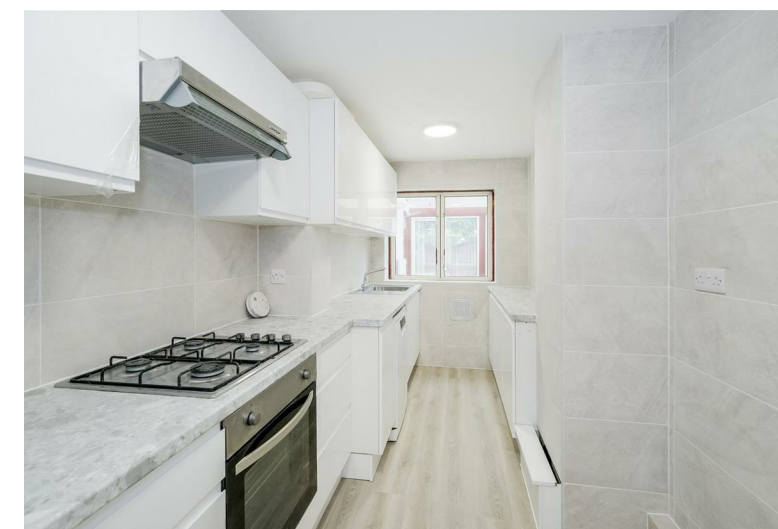


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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



Located in Rowan Avenue, Chingford, this mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,205 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 greeted by a welcoming reception room that provides a warm and inviting atmosphere. The modern kitchen is a highlight of the home, equipped with contemporary fittings that cater to all your culinary needs. Additionally, the property features a ground floor W/C and a stylish first-floor bathroom, ensuring practicality for everyday living.

One of the standout features of this property is the driveway, which accommodates parking for up to two vehicles, along with an integral garage for added convenience. This is a rare find in the area, making it an attractive option for those with multiple vehicles.

The location is superb, with local amenities just a stone's throw away, providing easy access to shops, schools, and recreational facilities. Furthermore, excellent transport links are nearby, making commuting a breeze.

This property is offered chain free, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer or looking to settle into a new family home, this delightful house on Rowan Avenue is not to be missed. Come and experience the charm and convenience it has to offer.

