

TOTAL FLOOR AREA: 1001 sq ft. (93.0 sq m.) approx.  
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for general reference only and should be used in conjunction with the particulars. The purchaser should also refer to the approved plans and the particulars as to their accuracy or otherwise. The agent does not warrant the accuracy of the information provided.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1001.00 sq ft

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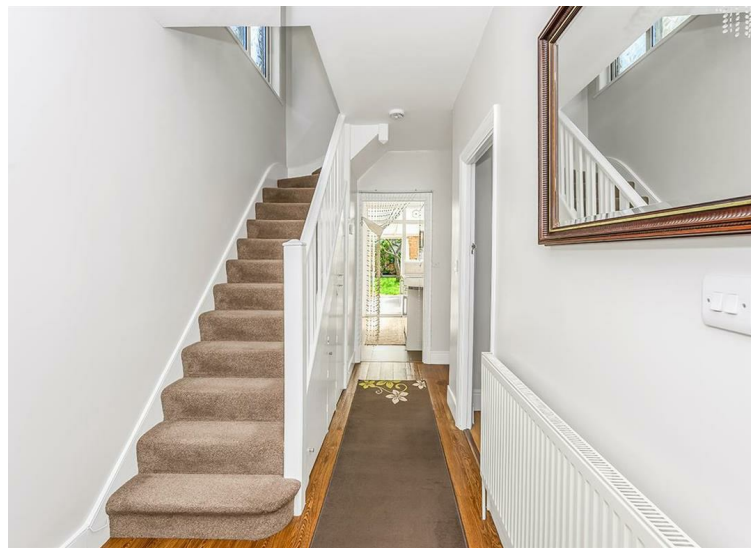
Cranston Gardens, Chingford, E4 9BQ  
 £675,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>70</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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](mailto:southchingford@wearechurchills.co.uk)



Nestled in the charming area of Cranston Gardens, Chingford, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,001 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for families or those seeking a home office.

The property boasts a modern bathroom and is designed to cater to the needs of contemporary living. One of the standout features is the generous parking space, accommodating up to two vehicles to the front and the addition of a detached garage to rear is a rare find in this sought-after location.

Cranston Gardens is renowned for its superb surroundings, with beautiful woodlands nearby, perfect for leisurely walks and outdoor activities. Additionally, the property is within easy reach of Highams Park Station, providing excellent transport links for commuters and easy access to the vibrant amenities of Chingford and beyond.

This home is offered chain free, making it an attractive option for those looking to move in without delay. Whether you are a first-time buyer, a growing family, or an investor, this property presents a wonderful opportunity to secure a lovely home in a desirable area. Do not miss the chance to make this charming house your own.

