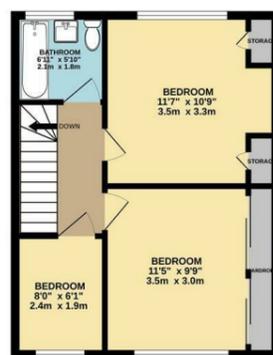
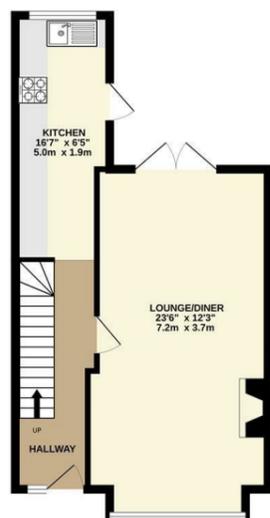




GROUND FLOOR  
448 sq. ft. (41.6 sq. m.) approx.

1ST FLOOR  
405 sq. ft. (37.7 sq. m.) approx.



TOTAL FLOOR AREA: 853 sq. ft. (79.3 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other areas are approximate and no responsibility is taken for any error or omission on this statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The correct figures and measurements should not be taken from this plan and no guarantee as to their accuracy or efficiency can be given.  
Made with Netplan (2020)

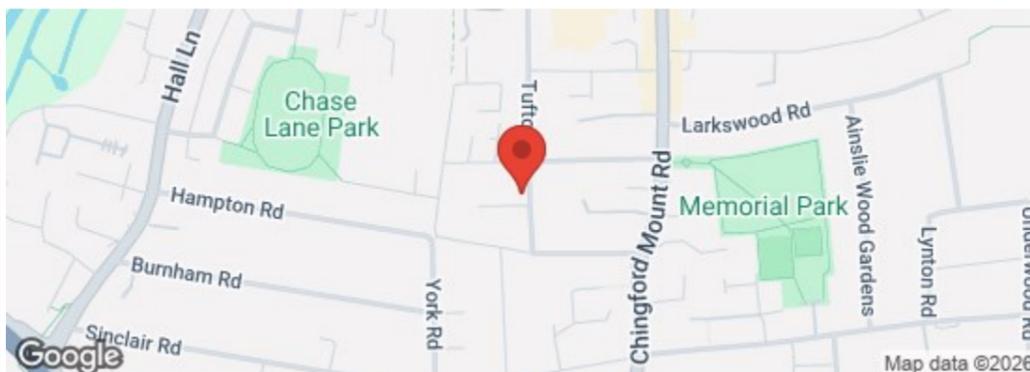
Council: Waltham Forest | Council Tax Band: D | Floor Area: 897.00 sq ft

**CHURCHILL**  
estates

Tufton Road, Chingford, E4 8JU  
Offers Over £500,000 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 |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |
|   |   | 68                      | 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.



**CHURCHILL**  
estates

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



Nestled on the charming Tufton Road in Chingford, this delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 897 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, the west facing garden is perfect for relaxation or that glass of wine on a summer evening

The house boasts a first floor bathroom, ensuring that all your daily needs are met with ease. Its location is particularly advantageous, being in close proximity to the highly regarded Chase Lane School, which is perfect for families with children. Additionally, the vibrant Chingford Mount is just a short distance away, offering a variety of shops, cafes, and local amenities to enjoy.

One of the standout features of this property is that it is chain-free, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer or looking to settle into a new community, this home presents an excellent opportunity to embrace the Chingford lifestyle. With its appealing layout and prime location, this house is not to be missed

