GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

TOTAL FLOOR AREA : 942 sq.ft. (87.5 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.
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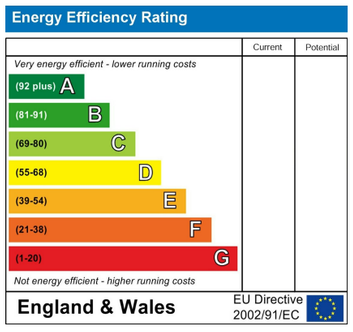
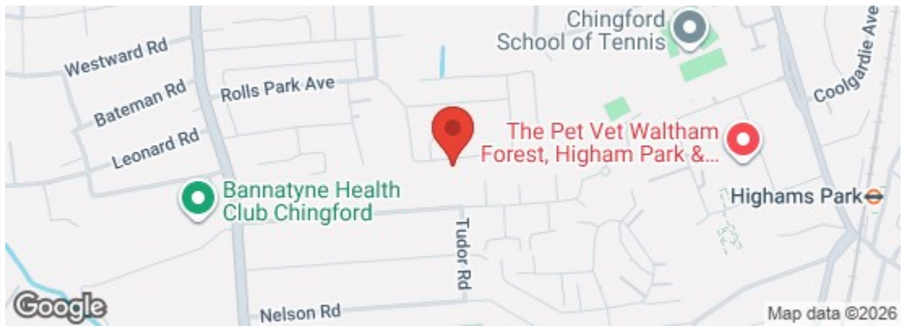
Council: Waltham Forest | Council Tax Band: D | Floor Area: 942.00 sq ft





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

CHURCHILL estates

Coningsby Gardens, Chingford, E4 9BD

Offers Over £625,000 Freehold

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

Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**

Nestled in the desirable area of Coningsby Gardens, Chingford, this charming house offers a perfect blend of comfort and convenience. Spanning an impressive 942 square feet, the property features two inviting 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 well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this home is the parking spaces to front as well as the detached garage to rear, which is a rare find in this sought-after location.

Residents will appreciate the easy access to Highams Park Station, making commuting a breeze for those who travel to London or beyond. Additionally, the proximity to beautiful woodlands offers a wonderful opportunity for outdoor activities, whether it be leisurely walks or family outings.

This property is not just a house; it is a place where memories can be made. With its ideal location and spacious layout, it presents an excellent opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this delightful home your own.