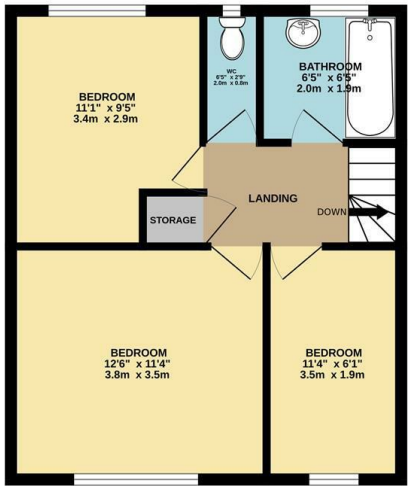
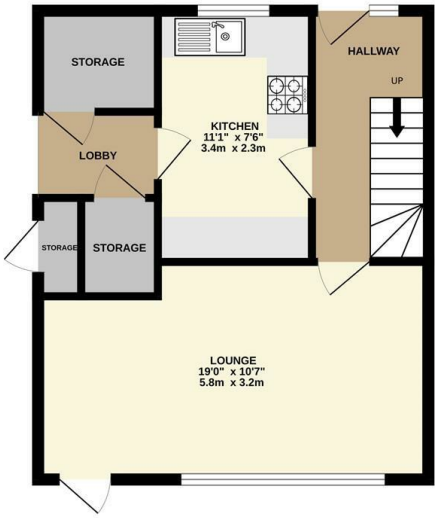




GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA - 869 sq.ft. (80.7 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: 869.00 sq ft

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	



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
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Norton Close, Chingford, E4 8LS
Offers Over £500,000 Freehold

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



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



Located in the tranquil cul-de-sac of Norton Close, Chingford, this charming semi-detached house offers a delightful blend of comfort and convenience. Spanning an impressive 869 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright reception room that provides a perfect setting for relaxation or entertaining guests. The fitted kitchen is both functional and modern, catering to all your culinary needs, while the contemporary bathroom adds a touch of luxury to your daily routine.

One of the standout features of this property is its south-facing garden, which invites an abundance of natural light and offers a lovely outdoor space for gardening, play, or simply enjoying the sunshine.

Situated close to Memorial Park, residents can enjoy the beauty of nature right on their doorstep. Additionally, the property is conveniently located near transport links and local amenities, ensuring that everything you need is within easy reach.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle in a peaceful neighbourhood, this semi-detached house on Norton Close is a wonderful opportunity not to be missed.

