



TOTAL FLOOR AREA: 948 sq ft (88.1 sq m) approx.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 948.00 sq ft

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</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.

**CHURCHILL**  
estates



**CHURCHILL**  
estates

Chivers Road, Chingford, E4 9TD  
Asking Price £550,000 Freehold

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



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



Nestled on the charming Chivers Road in Chingford, this immaculate three-bedroom house offers a perfect blend of modern living and convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining guests. With a double storey extension, the home provides ample space for families or those seeking extra room to breathe.

The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a delight. It is designed to cater to all your culinary needs while providing a welcoming atmosphere for family gatherings. The house also includes two well-appointed bathrooms, ensuring comfort and privacy for all residents.

Situated close to Chingford Mount, this property benefits from easy access to a variety of local amenities, including shops, restaurants, and parks. The vibrant community and excellent transport links make it an ideal location for families and professionals alike.

Whether you are looking to settle down or invest, this house on Chivers Road is a remarkable opportunity that should not be missed.

