



GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



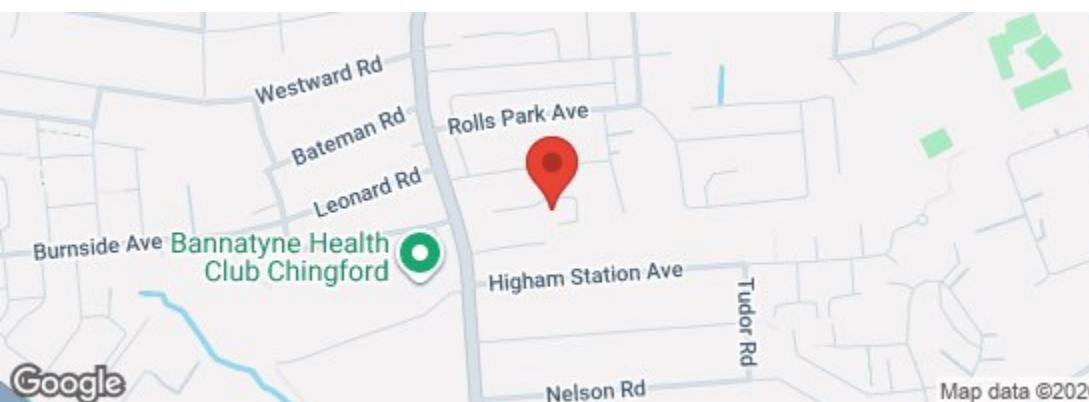
1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. These details are for guidance only and should not be relied upon for any legal purposes. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale. The plan has not been tested and no guarantee as to their operability or efficiency can be given.
Model with Memphis 2000.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 694.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		50
(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.



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Field Close, Chingford, E4 9DJ
Offers Over £450,000 Freehold

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



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

CHURCHILL
estates



Nestled in the charming area of Field Close, Chingford, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Spanning an inviting 694 square feet, the property features a well-proportioned reception room, ideal for both relaxation and entertaining guests.

The two bedrooms provide ample space for rest and personalisation, making it an excellent choice for small families, couples, or individuals seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

One of the standout features of this property is the condition of the property. Chingford is known for its picturesque surroundings and community spirit, offering a range of local amenities, parks, and excellent transport links for easy access to central London.

This house presents a wonderful opportunity for those looking to establish a home in a friendly neighbourhood. With its appealing layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

