



GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



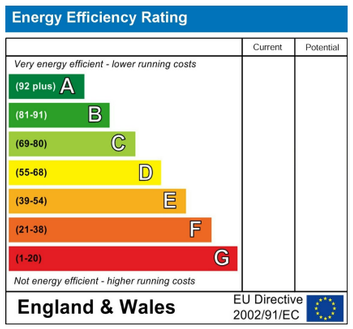


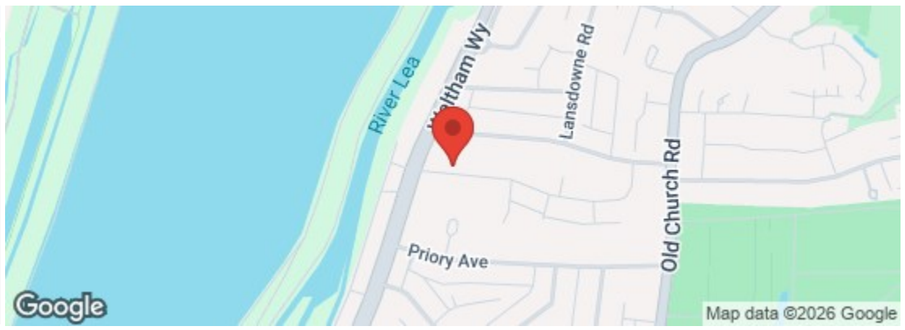


TOTAL FLOOR AREA : 984sq.ft. (91.4 sq.m.) approx.

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: 984.00 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

# Brindwood Road, Chingford, E4 8BA

## Asking Price £600,000 Freehold

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





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












Situated on the popular Brindwood Road in Chingford, this attractive semi-detached family home offers an excellent combination of comfortable living and exciting potential for future improvement. Extending to approximately 984 sq ft, the property provides well-proportioned accommodation throughout, including two separate reception rooms and a spacious extended kitchen on the ground floor, creating an ideal setting for both everyday family life and entertaining.

Upstairs, there are three generously sized bedrooms, offering flexible accommodation for families, guests or those requiring a dedicated home-working space. The property also benefits from a conveniently positioned family bathroom.

A particularly appealing aspect of this home is the opportunity to extend further, subject to the necessary planning permissions and building regulations, allowing prospective buyers to add value and create additional living space to suit their requirements. Externally, there is off-street parking for two cars, a fantastic advantage in this desirable residential location.

The property is ideally positioned for a selection of well-regarded local schools, making it an excellent choice for growing families. Chingford is a popular area offering a welcoming community, a range of local shops and amenities, as well as nearby parks and open green spaces, providing plenty of opportunities for outdoor recreation and family activities.

Offering generous existing accommodation, excellent potential and a convenient location, this three-bedroom semi-detached home represents a fantastic opportunity for buyers looking to put their own stamp on a property and create a home for the future. Early viewing is highly recommended to fully appreciate everything this property has to offer.