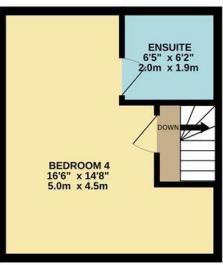
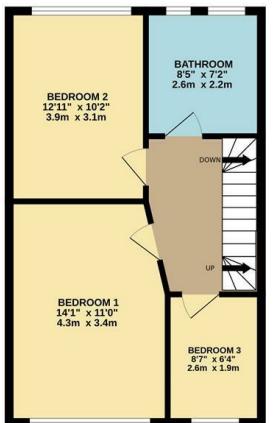
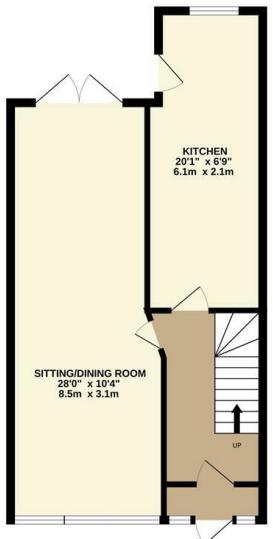




GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.

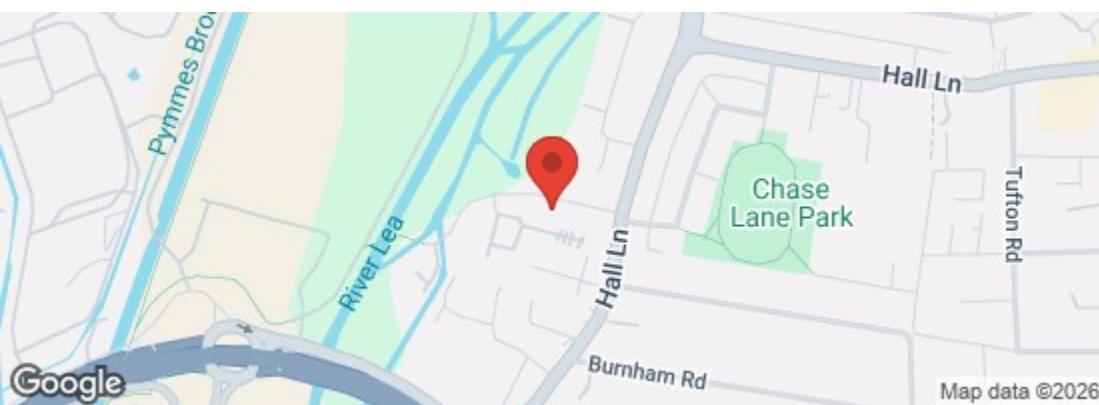
2ND FLOOR
243 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 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 misdescription. This is for illustrative purposes only and should not be relied on as being accurate
as to the operability or efficiency can be given.
Made with Metricon c2020.

Council: Waltham Forest | Council Tax Band: D | Floor Area: sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(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

Lower Hall Lane, London, E4 8JG
Asking Price £550,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2



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

CHURCHILL
estates



Located in the charming area of Chingford, this delightful mid-terrace house on Lower Hall Lane offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The well-appointed fitted kitchen provides a functional area for culinary enthusiasts, while the inviting reception room serves as a welcoming space for relaxation and entertaining.

One of the standout features of this home is the large loft room, which presents a versatile opportunity for use as a study, playroom, or additional living space, catering to your individual needs. The south-facing garden is a true gem, allowing for plenty of sunlight throughout the day, making it an excellent spot for outdoor gatherings or simply enjoying a quiet moment in nature.

Conveniently located near the A406 and M11, this property offers excellent transport links for those commuting or exploring the wider area. Chingford itself boasts a variety of local amenities, including shops, schools, and parks, ensuring that all your daily needs are within easy reach.

This four-bedroom house is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-designed home. Don't miss the chance to make this property your own.

