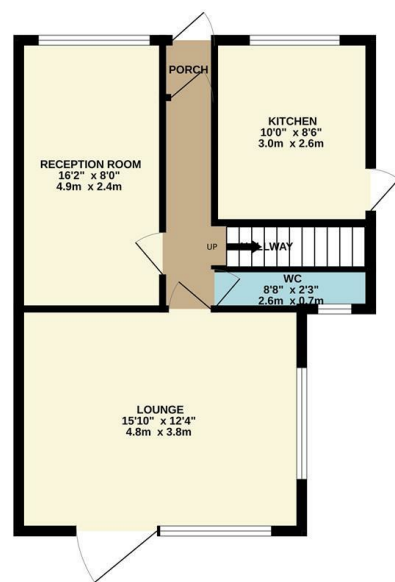




GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropac (2020)

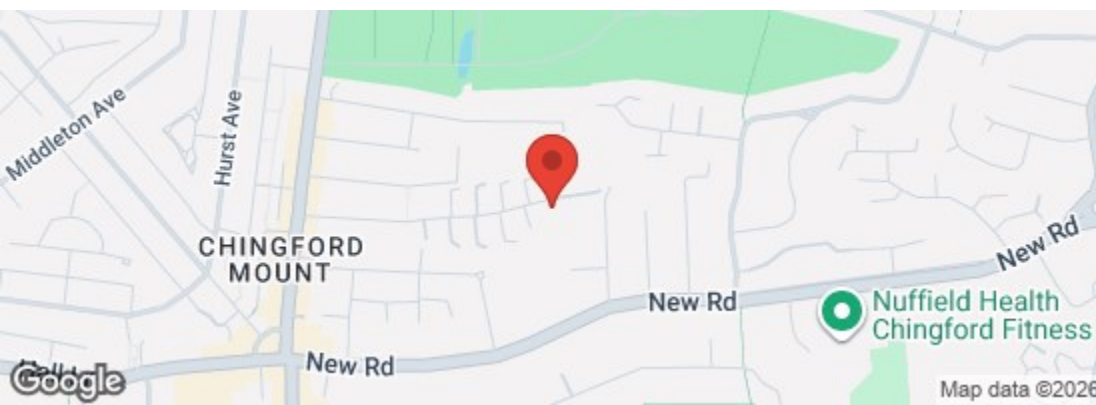
Council: Waltham Forest | Council Tax Band: D | Floor Area: 886.00 sq ft



Templeton Avenue, Chingford, E4 6SP  
£650,000 Freehold

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

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.



Request a Viewing: **020 8524 0000** Email: [southchingford@wearechurchills.co.uk](mailto:southchingford@wearechurchills.co.uk)



Nestled on the charming Templeton Avenue in Chingford, this delightful detached house offers a perfect blend of comfort and space. With a generous area of 886 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample accommodation for families or those seeking extra space for a home office or guest room.

The property features a well-appointed bathroom, ensuring convenience for all residents as well as a ground floor cloakroom. The layout of the house is thoughtfully designed, allowing for a seamless flow between the living areas and bedrooms, creating a warm and welcoming atmosphere.

Chingford is known for its picturesque surroundings and community spirit, making it an excellent choice for families and professionals alike. The area offers a variety of local amenities, including shops, schools, and parks, all within easy reach. With excellent transport links, residents can enjoy the tranquillity of suburban living while remaining connected to the vibrant city life.

This charming home on Templeton Avenue presents a wonderful opportunity for those looking to settle in a desirable location. Whether you are a first-time buyer or seeking a family home, this property is sure to impress with its spacious layout and inviting character. Do not miss the chance to make this lovely house your new home.

