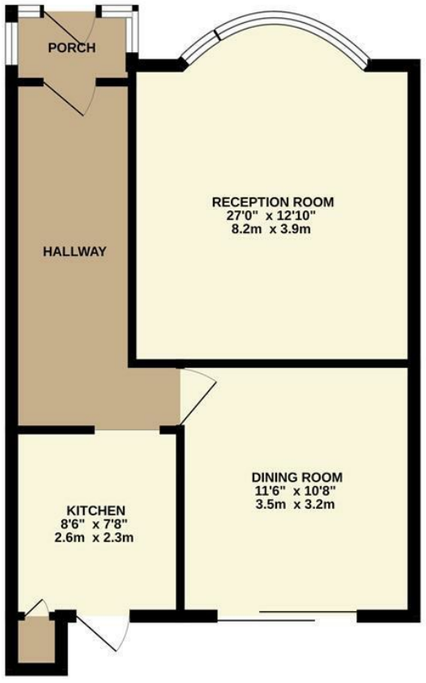
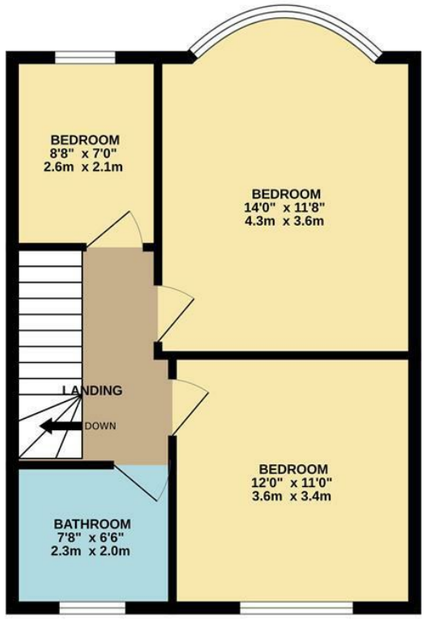
GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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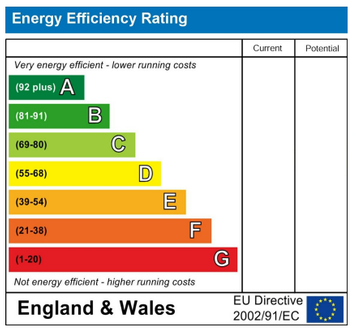
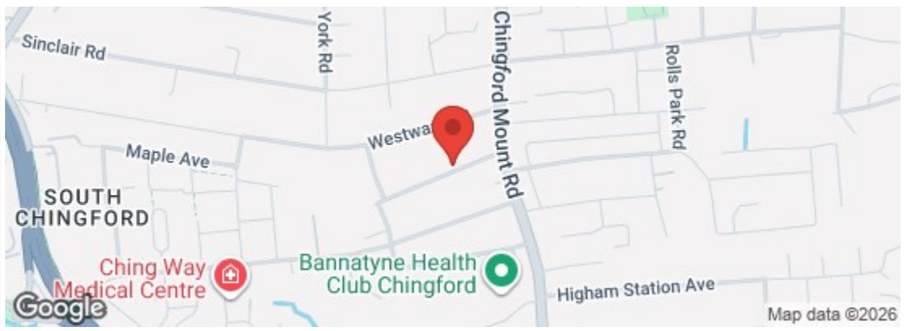
Council: Waltham Forest | Council Tax Band: D | Floor Area: 960.00 sq ft





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.

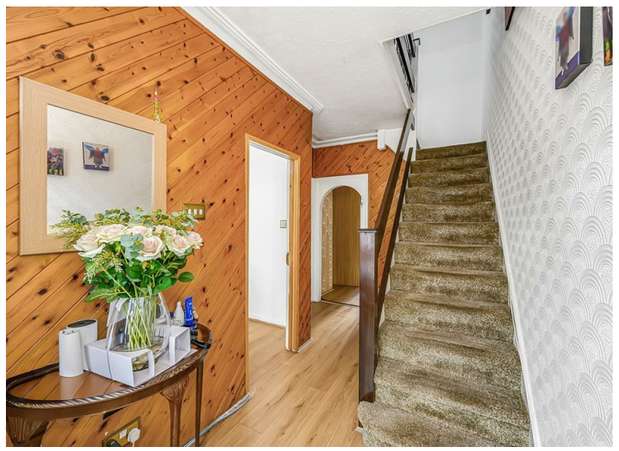
CHURCHILL estates

CHURCHILL estates

Bateman Road, Chingford, E4 8ND

Asking Price £550,000 Freehold

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



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

Located on Bateman Road in Chingford, this charming house offers a perfect blend of comfort and convenience. Spanning an impressive 960 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings.

The first-floor bathroom is thoughtfully designed, catering to the needs of modern living. One of the standout features of this property is the large garden, which offers a private outdoor space perfect for gardening, play, or simply unwinding in the fresh air.

Situated close to shops and local amenities, you will find everything you need within easy reach. Additionally, the property boasts excellent transport links, with the A406 and M11 just a short distance away, making commuting a breeze.

This home is offered chain free, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer or looking to relocate, this property presents a wonderful opportunity to settle in a vibrant community. Do not miss the chance to make this delightful house your new home.