

TOTAL FLOOR AREA: 1581 sq ft (146.8 sq m) approx.
While 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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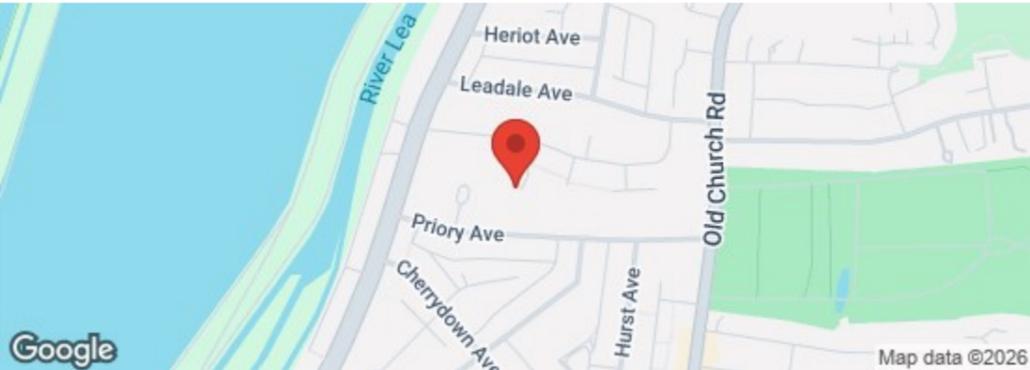
Council: Waltham Forest | Council Tax Band: E | Floor Area: 1596.00 sq ft

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Mayhew Close, Chingford, E4 8BB
Asking Price £725,000 Freehold

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

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		62	78
	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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Request a Viewing: **020 8524 0000** Email: southchingford@wearechurchills.co.uk



Located in the desirable area of Mayhew Close, Chingford, this impressive semi-detached family home offers a perfect blend of space, comfort, and modern living. Spanning an expansive 1,596 square feet, this extended property is in excellent condition and is ready to welcome its new owners.

The house boasts 3 double bedrooms and 1 single bedroom, including a master suite complete with an en-suite bathroom, providing a private sanctuary for relaxation. The additional three bedrooms are well-proportioned, making them ideal for family members or guests.

The property features two inviting reception rooms, perfect for entertaining or enjoying quiet family time. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. For added convenience, there are two bathrooms and a downstairs cloakroom, ensuring that the needs of a busy family are well catered for.

One of the standout features of this home is the large plot it occupies, which includes a beautifully maintained garden. This outdoor space is perfect for children to play, hosting summer barbecues, or simply enjoying the tranquility of nature. Additionally, the garden room offers a versatile space that can be used as a home office, studio, or a peaceful retreat.

The property is situated in close proximity to the esteemed Chingford Foundation, making it an excellent choice for families looking for quality education options nearby.

This property is not just a house; it is a family home that provides ample space for living and entertaining. With its excellent condition and desirable location, it presents a fantastic opportunity for those seeking a comfortable and stylish lifestyle in Chingford.

