



TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the figures and measurements shown on the plan and the plan should be used as a guide only. No guarantee is given as to the accuracy or efficiency of the plan.

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1282.00 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		
(39-54) E		
(21-38) F	60	
(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.

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Burnham Road, Chingford, E4 8PE
Offers In Excess Of £625,000 Freehold
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



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



Nestled on the desirable Burnham Road in Chingford, this charming detached bungalow offers a wonderful opportunity for comfortable living. With three well-proportioned bedrooms, this true bungalow is perfect for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, ideal for both relaxation and entertaining guests.

The property boasts a larger than average layout, ensuring ample space for everyday activities. The bathroom is conveniently located, catering to the needs of the household. Additionally, there is significant potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific requirements.

Even though the property has a private garden of over 100ft it is situated close to Chase Lane Park, residents can enjoy the beauty of nature and outdoor activities just a stone's throw away. This location is perfect for those who appreciate green spaces and a community feel

In summary, this bungalow on Burnham Road presents an excellent opportunity for buyers looking for a spacious home with the potential for further development. With its prime location and inviting features, it is a property not to be missed.

