



TOTAL FLOOR AREA: 1452 sq ft. (134.9 sq m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of rooms, sections, items and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for approximate purposes only and should be used as a guide for general purposes. The actual layout and dimensions may vary from the floor plan and no guarantee as to their accuracy or efficiency can be given. Home and Heritage (2020)

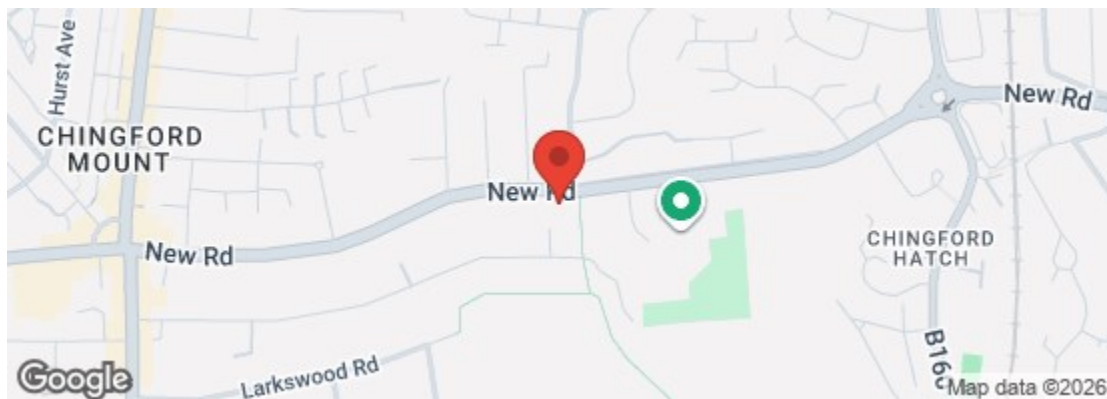
Council: Waltham Forest | Council Tax Band: E | Floor Area: 1452.00 sq ft

**CHURCHILL**  
estates

New Road, Chingford, E4 9EZ  
Offers Over £625,000 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			
<b>England &amp; Wales</b>		75	81
	EU Directive 2002/91/EC		

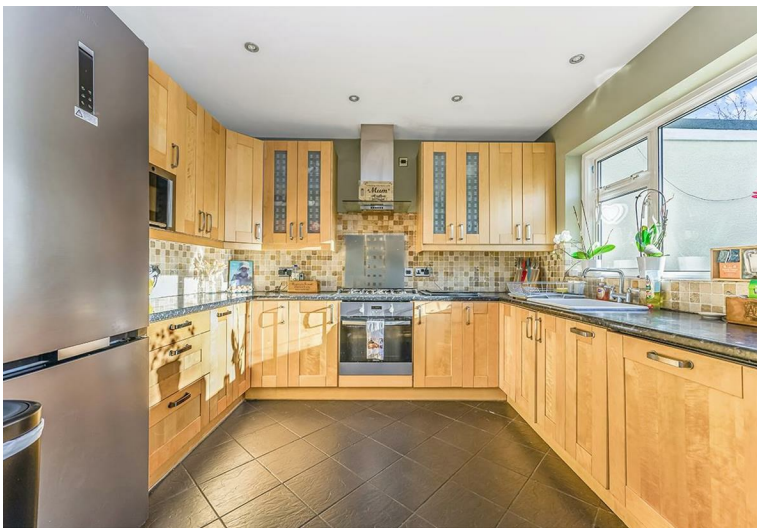


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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](mailto:southchingford@wearechurchills.co.uk)



Nestled on New Road in the charming area of Chingford, this delightful mid-terrace house offers a perfect blend of comfort and style. Spanning an impressive 1,452 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

With four well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office. The property features two bathrooms, including a convenient first-floor bathroom, ensuring that morning routines are a breeze.

One of the standout features of this home is the lovely conservatory, which provides a bright and airy space to relax and enjoy the views of the garden. The south-facing 80ft garden is a true gem, offering a private outdoor retreat perfect for summer barbecues, gardening, or simply soaking up the sun.

For those with vehicles, the property includes parking for two cars, a valuable asset in this desirable location.

This home is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. With its generous living space, excellent amenities, and a beautiful garden, this house is sure to appeal to a variety of buyers. Do not miss the chance to make this charming Chingford residence your own.

