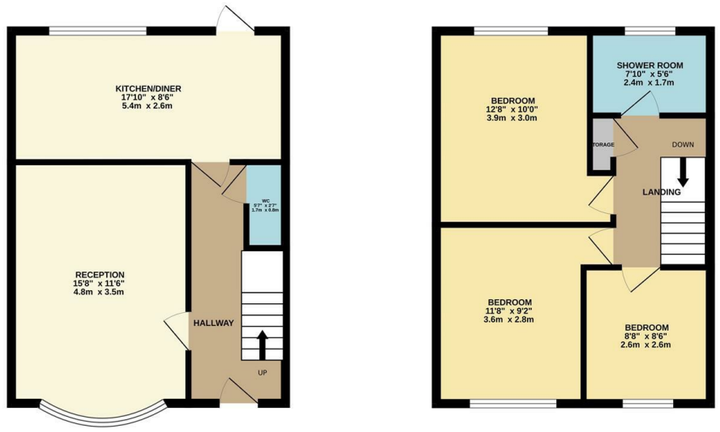
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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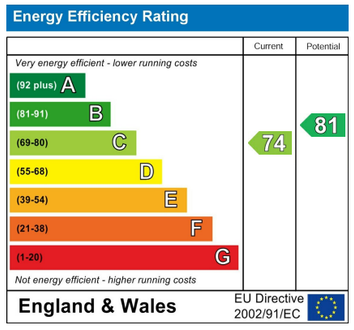
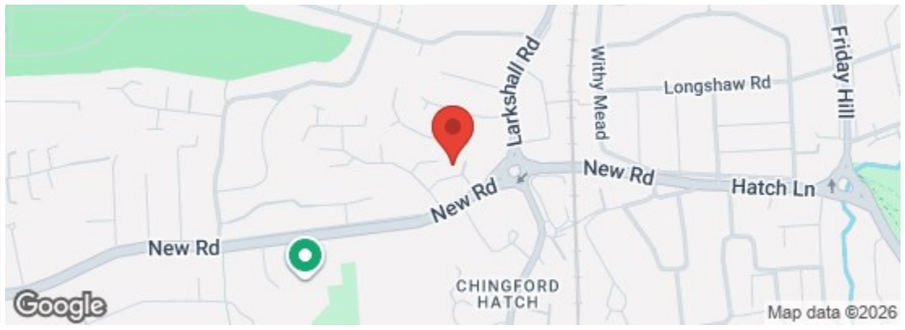
Council: Waltham Forest | Council Tax Band: D | Floor Area: 872.00 sq ft





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

Ashingdon Close, Chingford, E4 6XH

£475,000 Freehold

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

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

Welcome to this charming house located on Ashingdon Close in the desirable area of Chingford. This delightful property offers a comfortable living space, boasting three well-proportioned bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining. The ground floor cloakroom adds convenience, ensuring that your guests are well accommodated. The layout of the house is both practical and inviting, with a total area of 872 square feet, allowing for a spacious feel throughout.

The property also features ample parking for up to four vehicles, a rare find in this area, making it easy for you and your visitors to come and go without hassle. The surrounding neighbourhood is known for its community spirit and accessibility to local amenities, schools, and parks, making it a wonderful place to call home.

This house on Ashingdon Close presents a fantastic opportunity for anyone looking to settle in a vibrant and friendly community. With its combination of space, convenience, and location, it is sure to attract interest. Do not miss the chance to make this lovely property your own.