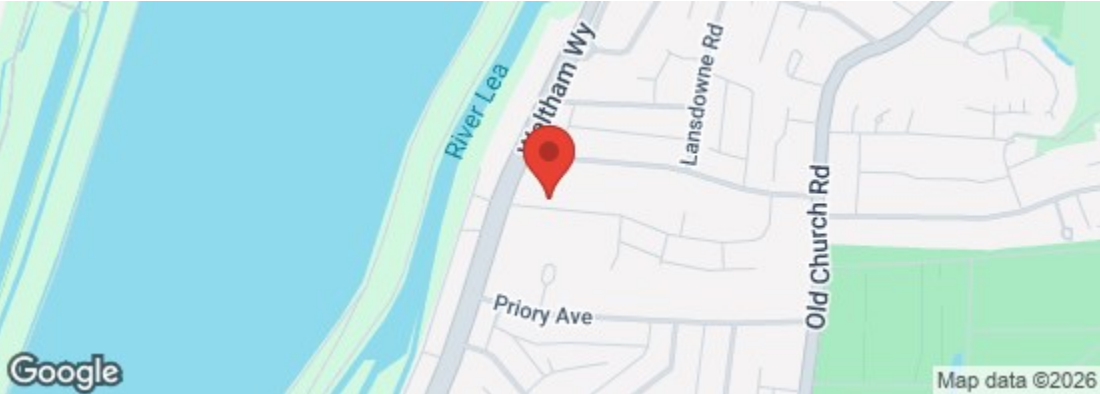




TOTAL FLOOR AREA: 984 sq. ft. (91.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor area, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide only. No guarantee is given as to the accuracy or efficiency of the plan. Measurements are taken from the internal face of the walls.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 984.00 sq ft

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	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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Brindwood Road, Chingford, E4 8BA
Asking Price £600,000 Freehold

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



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



Nestled on the charming Brindwood Road in Chingford, this delightful semi-detached house offers a perfect blend of comfort and potential. Spanning an impressive 984 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. The well-appointed ground floor extended kitchen provides ample space for culinary pursuits and family gatherings.

With three spacious bedrooms, this home is well-suited for families or those seeking extra room for guests or a home office. The single bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the potential for further extension, allowing you to tailor the home to your specific needs and desires. Additionally, the property boasts parking for two vehicles, a valuable asset in this sought-after area.

Families will appreciate the easy reach of highly regarded schools, making this location particularly attractive for those with children. Chingford itself offers a delightful community atmosphere, with local amenities and green spaces nearby, perfect for leisurely strolls or weekend activities.

In summary, this semi-detached house on Brindwood Road presents an excellent opportunity for those looking to settle in a vibrant area with the potential to create their dream home. Do not miss the chance to view this property and explore all it has to offer.