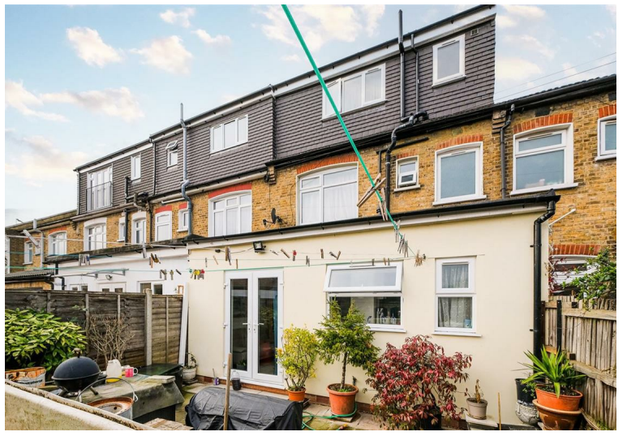
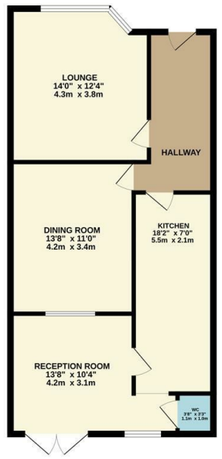
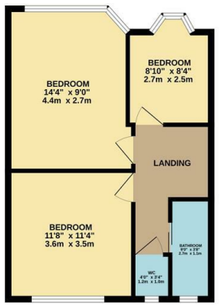


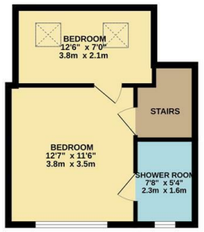
GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.3 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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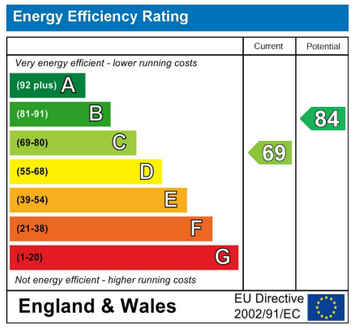
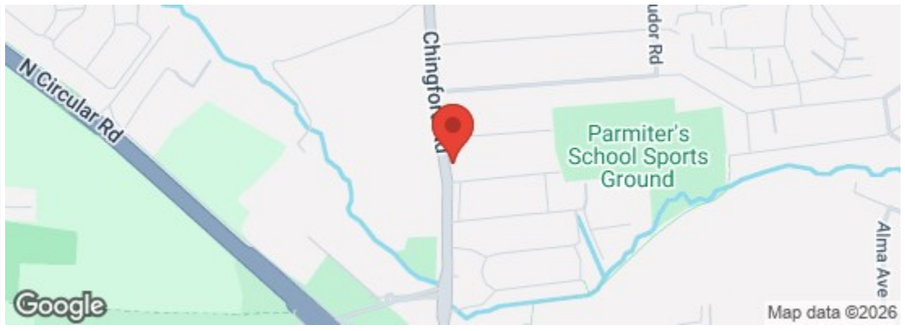
Council: Waltham Forest | Council Tax Band: D | Floor Area: 1457.00 sq ft





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.

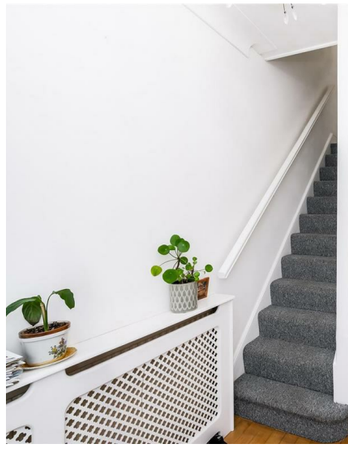
CHURCHILL estates

CHURCHILL estates

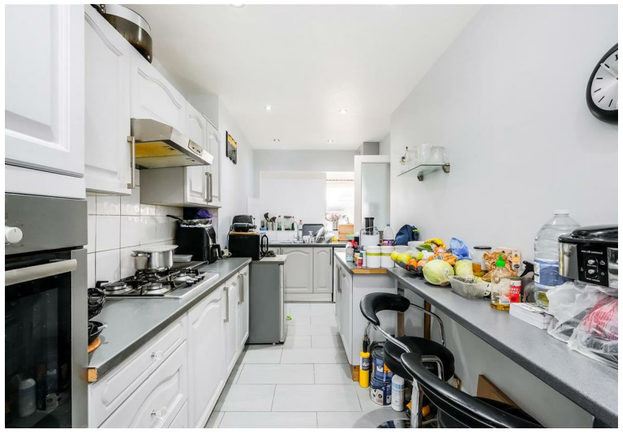
Rowden Park Gardens, Chingford, E4 8SB

Offers Over £550,000 Freehold

Bedrooms: 5 | Reception Rooms: 3 | Bathrooms: 2



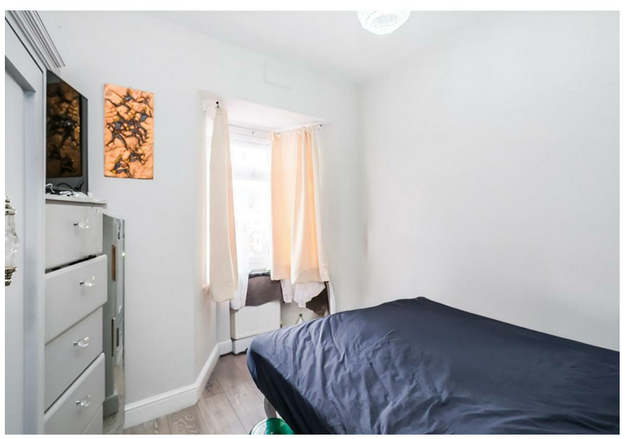
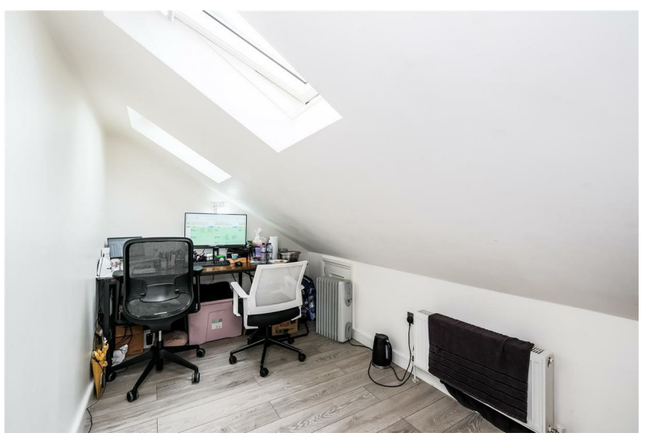
Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**



Nestled in the charming area of Rowden Park Gardens, Chingford, this delightful house offers a perfect blend of comfort and style. Spanning an impressive 1,457 square feet, the property boasts an inviting layout that is ideal for both family living and entertaining.

Upon entering, you are greeted by three spacious reception rooms, each providing a versatile space that can be tailored to your needs. Whether you envision a cosy lounge, a formal dining area, or a playroom for the children, these rooms offer ample opportunity for creativity and personalisation.

The house features four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. Each bedroom is designed to be a peaceful retreat, allowing for restful nights and rejuvenating mornings. The two bathrooms are thoughtfully placed to accommodate the needs of a busy household, providing convenience and comfort.

The surrounding area of Chingford is known for its picturesque parks and vibrant community, making it an ideal location for families and professionals alike. With excellent transport links and local amenities nearby, you will find everything you need within easy reach.

This property is a wonderful opportunity for those seeking a spacious family home in a desirable location. With its generous living space and potential for personal touches, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home.