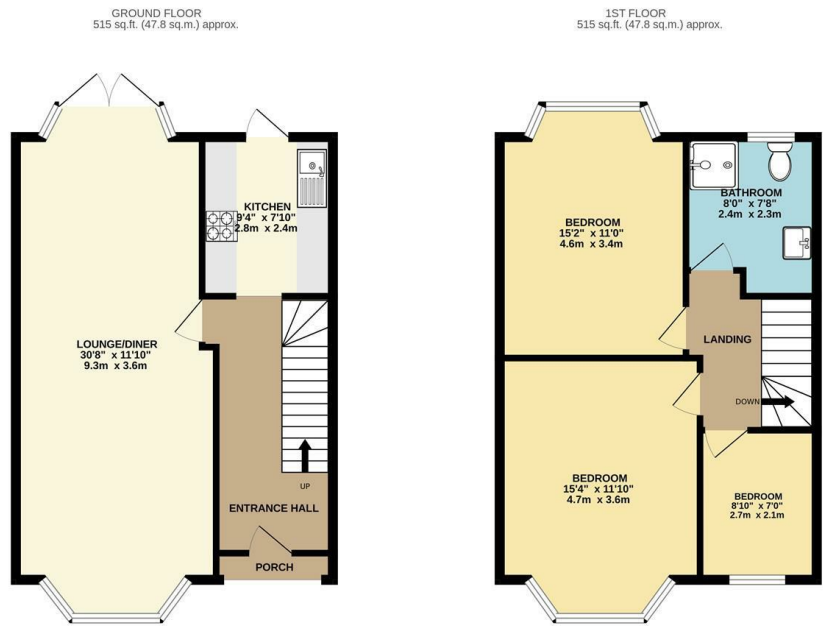




Council: Waltham Forest | Council Tax Band: E | Floor Area: 1029.00 sq ft

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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Wellington Avenue, Chingford, E4 6RE
£635,000 Freehold

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



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



Nestled on the charming Wellington Avenue in Chingford, this delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 1,029 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for families or those seeking a home office.

The property boasts a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. A notable highlight is the south-facing garden, which provides a sun-drenched outdoor space, perfect for enjoying warm summer days or hosting gatherings with friends and family.

For those with vehicles, the property includes parking for two cars, adding to the convenience of this lovely home. Additionally, its proximity to Parkside School makes it an excellent choice for families with children, offering easy access to quality education.

Being chain-free, this property presents a smooth transition for potential buyers, allowing for a quicker move-in process. Overall, this house on Wellington Avenue is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-designed home.

