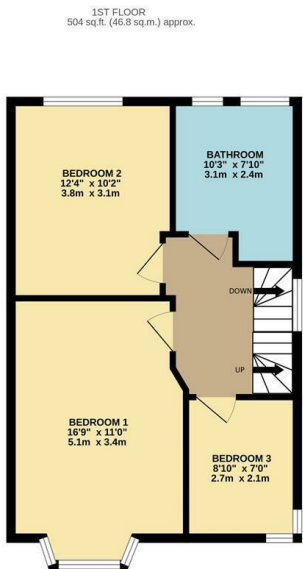
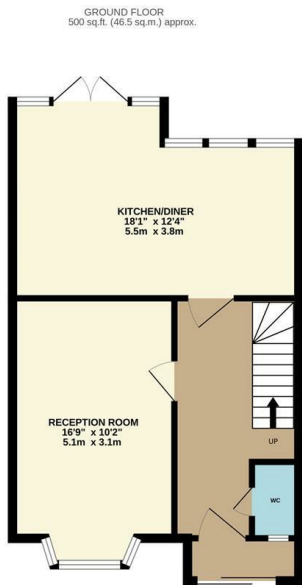


TOTAL FLOOR AREA : 1317 sq.ft. (122.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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: E | Floor Area: 1317.00 sq ft

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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Priory Avenue, Chingford, E4 8AB  
Offers Over £625,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2



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



Located in the desirable area of Priory Avenue, Chingford, this impressive semi-detached house offers a perfect blend of space and comfort, making it an ideal family home. With four generously sized bedrooms, this property is designed to accommodate the needs of modern living.

The heart of the home is undoubtedly the large kitchen diner, which provides an inviting space for family gatherings and entertaining guests. The kitchen is well-equipped, ensuring that culinary enthusiasts will feel right at home. The property also boasts a four-piece bathroom, offering both convenience and luxury, as well as a downstairs cloakroom for added practicality.

One of the standout features of this residence is the loft room, complete with an en-suite bathroom. This versatile space can serve as a guest suite, a home office, or a playroom, catering to a variety of lifestyle needs.

Situated in an elevated position, the house benefits from lovely views and a sense of privacy. The surrounding area is known for its community spirit and offers a range of local amenities, including shops, schools, and parks, making it a perfect location for families.

In summary, this large four-bedroom semi-detached house on Priory Avenue is a remarkable opportunity for those seeking a spacious and well-appointed home in Chingford. With its thoughtful layout and desirable features, it is sure to impress.

