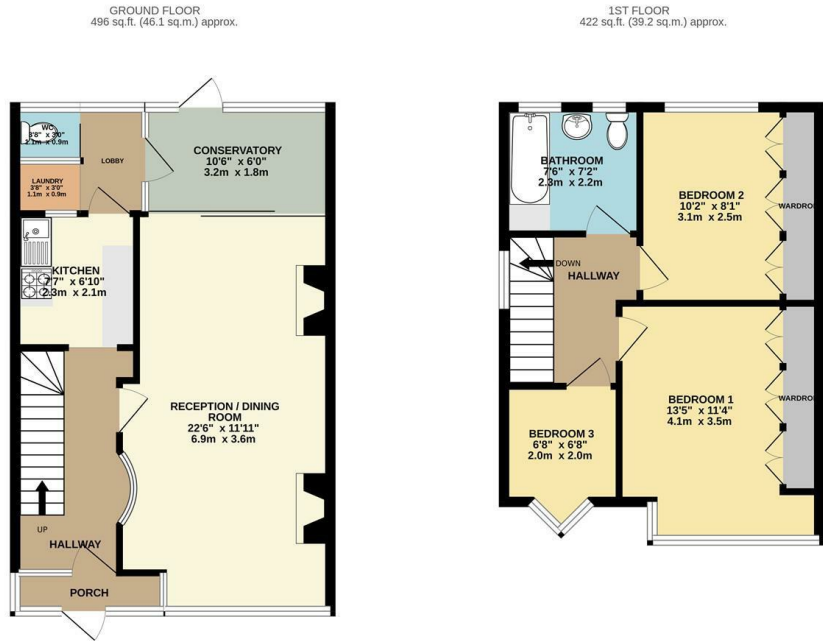
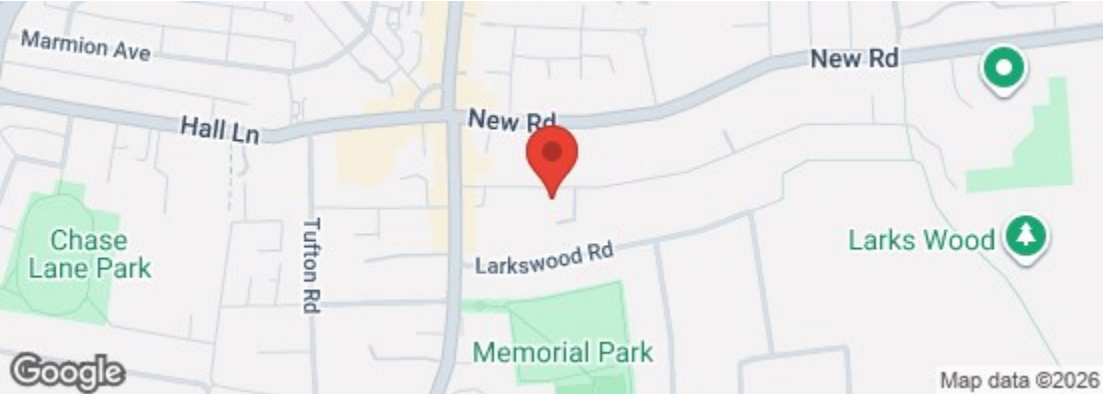




TOTAL FLOOR AREA: 918 sq.ft. (85.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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: 918.00 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.

CHURCHILL
estates



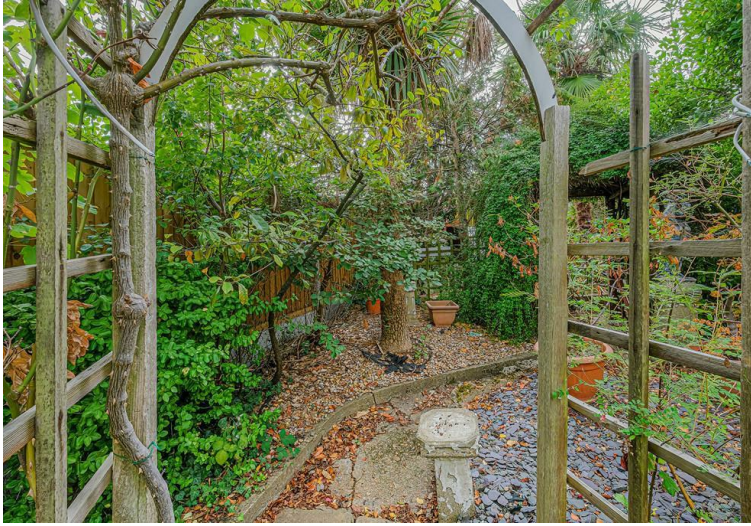
CHURCHILL
estates

Normanshire Drive, Chingford, E4 9HF
Asking Price £525,000 Freehold

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



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



Nestled on the desirable Normanshire Drive in Chingford, this charming three-bedroom house presents an excellent opportunity for those looking to create their dream home. Spanning an impressive 918 square feet, the property boasts a spacious reception room that invites natural light, providing a warm and welcoming atmosphere for family gatherings or entertaining guests.

The three well-proportioned bedrooms offer ample space for relaxation and rest, making it ideal for families or those seeking extra room for guests or a home office. The bathroom, while functional, is in need of modernisation, allowing you to personalise the space to your taste and style.

One of the standout features of this property is the convenience of a garage to rear, a valuable asset in this sought-after area. Additionally, being chain-free simplifies the buying process, making it easier for you to move in and start your renovation journey.

With its potential for modernisation, this house is a blank canvas waiting for your creative touch. Whether you envision a contemporary living space or a more traditional aesthetic, the possibilities are endless. Located in a friendly neighbourhood, you will enjoy the benefits of local amenities, parks, and excellent transport links, making this property a perfect choice for families and commuters alike.

Do not miss the chance to transform this house into your ideal home in Chingford.

