



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

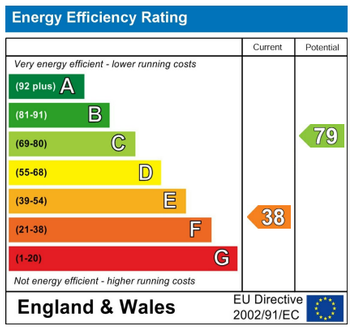
1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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: 1001.00 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

Chingford Avenue, Chingford, E4 6RF

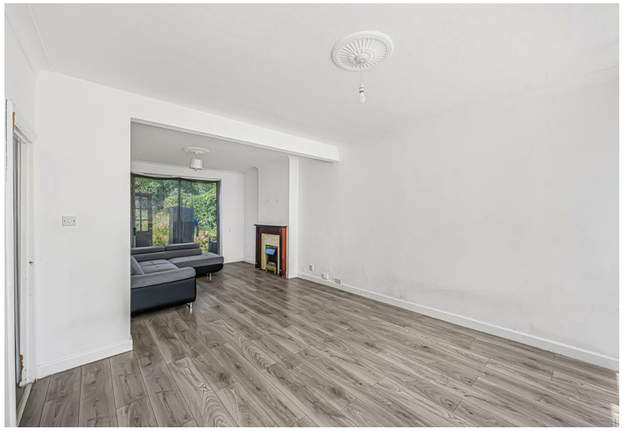
Offers In Excess Of £575,000 Freehold

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

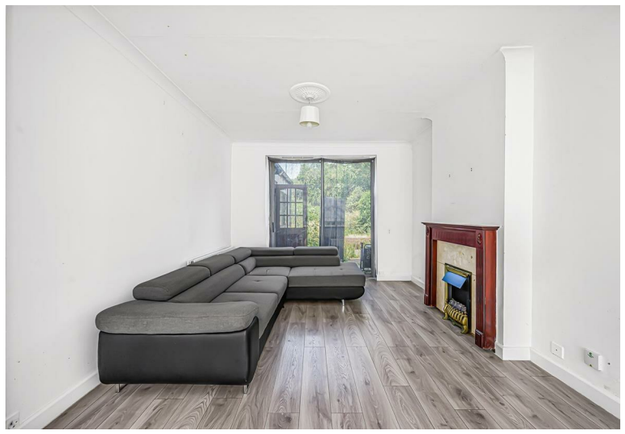




Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**












Nestled in the charming area of Chingford, this delightful three-bedroom house on Chingford Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 1,001 square feet, the property features a spacious reception room that invites relaxation and social gatherings, making it an ideal space for family and friends.

The well-appointed kitchen and dining area provide a functional layout, perfect for everyday living and entertaining. The three bedrooms are generously sized, ensuring ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to the needs of modern family life.

One of the standout features of this property is its proximity to Parkside School, making it an excellent choice for families with children. Additionally, Ridgeway Park is just a short distance away, offering a lovely outdoor space for leisurely walks, picnics, and recreational activities.

Chingford is known for its friendly community atmosphere and excellent local amenities, including shops, cafes, and transport links, ensuring that everything you need is within easy reach. This house presents a wonderful opportunity for those seeking a comfortable family home in a desirable location. Don't miss the chance to make this charming property your own.