



TOTAL FLOOR AREA: 1275 sq ft (118.4 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and its responsibility is taken for any error, omission or misstatement. 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.
Made with Metreapp G2020

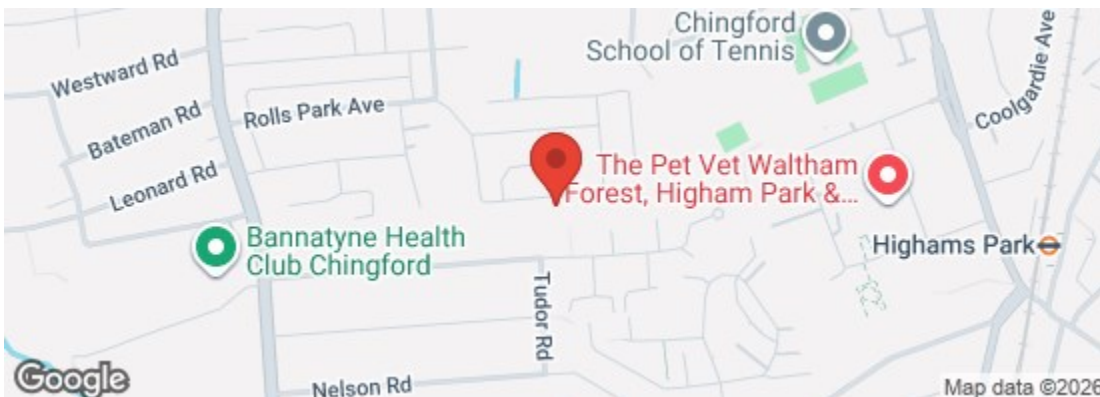
Council: Waltham Forest | Council Tax Band: E | Floor Area: 1275.00 sq ft

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Coningsby Gardens, Highams Park, E4 9BD
Offers Over £700,000 Freehold

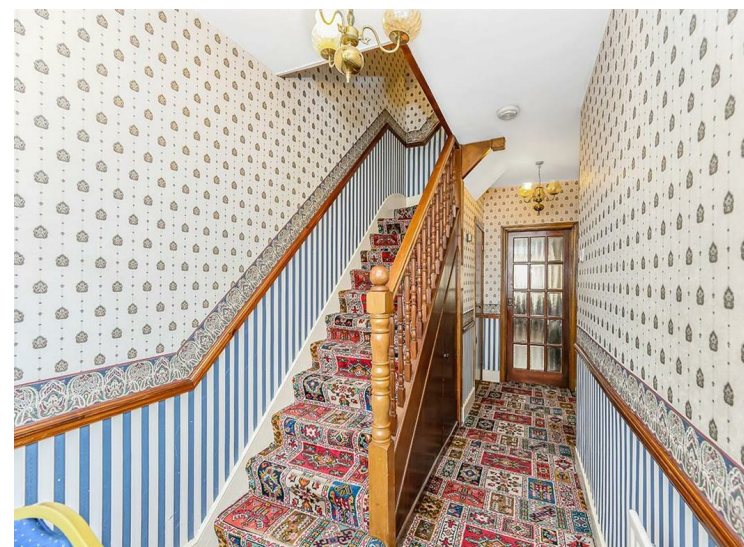
Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

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



Nestled in the charming area of Coningsby Gardens, Chingford, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,275 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home. The two spacious reception rooms provide ample space for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed in style.

The house features two modern bathrooms, catering to the needs of a busy household. The loft extension adds valuable living space, which can be utilised as an additional bedroom, office, or playroom, depending on your requirements. The south facing rear garden and double garage to rear is a huge added bonus.

One of the standout features of this property is its superb location. Residents will appreciate the easy access to Highams Park Station, making commuting to central London a breeze. Furthermore, the property includes parking for two vehicles, a rare find in this sought-after area.

With its blend of practicality and charm, this home in Chingford is not to be missed. Whether you are looking for a family residence or a property with potential for growth, this house offers an excellent opportunity in a vibrant community.

