



TOTAL FLOOR AREA - 1169 sq ft. (108.6 sq m.) approx.
 While every effort has been made to ensure the accuracy of the figures contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The correct, up-to-date approach is to view the property and to verify the measurements as to their accuracy or otherwise can be given. Mark and Angela 2020

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1168.00 sq ft



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The Bramblings, Chingford, E4 6LU
 £650,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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Welcome to this charming semi detached house located in the desirable area of The Bramblings, Chingford. This delightful property boasts a generous living space of 1,168 square feet, making it an ideal family home. With three well-proportioned bedrooms, this residence offers ample room for relaxation and personal space.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is its superb location. It is within walking distance to Higham Park Station, providing excellent transport links for commuters. Additionally, the picturesque Highams Park Lake is easily accessible, offering a lovely spot for leisurely walks and outdoor activities.

For those with vehicles, there is parking available for one car on the front plus a detached garage, adding to the convenience of this home. Furthermore, the property is chain-free, allowing for a smooth and straightforward purchasing process.

In summary, this semi detached house in The Bramblings presents a wonderful opportunity for anyone seeking a comfortable and well-located family home in Chingford. With its spacious interiors and proximity to local amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your own.

