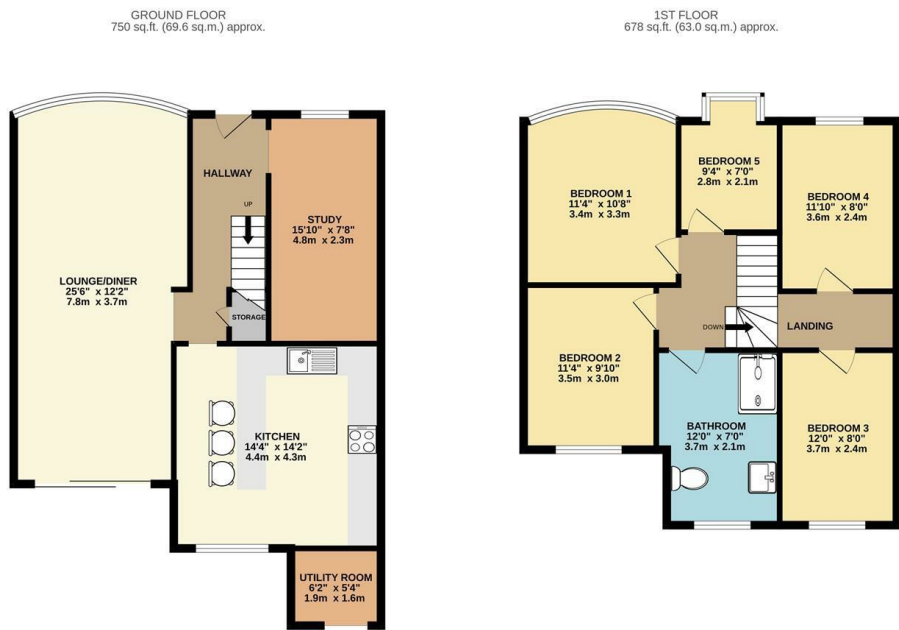
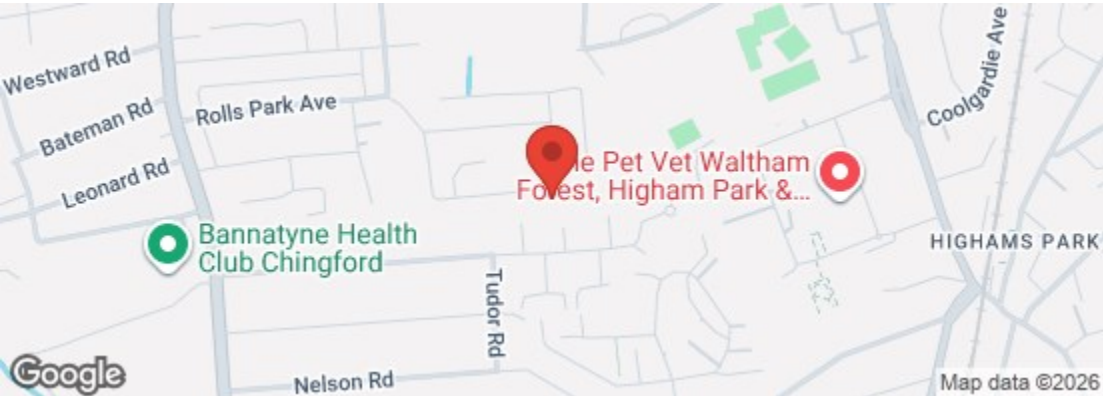




Council: Waltham Forest | Council Tax Band: E | Floor Area: 1438.00 sq ft

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.

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estates

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Coningsby Gardens, Chingford, E4 9BD
£775,000 Freehold

Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 1



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



Nestled in the tranquil surroundings of Coningsby Gardens, Chingford, this charming house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting an impressive 1,438 square feet of living space, the property features two inviting reception rooms, perfect for both relaxation and entertaining guests.

With five well-proportioned bedrooms, there is ample room for family members or guests, ensuring everyone has their own private space. The single bathroom is conveniently located, catering to the needs of a busy household.

The property is in good condition, allowing for a smooth transition for its new owners. One of the standout features is the large garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air in a peaceful setting.

Parking will never be an issue here, as the property accommodates up to four vehicles, providing convenience for families with multiple cars or visitors. Additionally, being chain-free simplifies the buying process, making it an attractive option for prospective buyers.

Situated in a quiet location, this home is also close to Ainslie Wood, offering a lovely natural retreat for walks and outdoor activities. This property is a perfect blend of comfort, space, and convenience, making it an ideal choice for those looking to settle in a serene yet accessible area. Don't miss the chance to make this delightful house your new home.

