



TOTAL FLOOR AREA: 1190 sq ft. (110.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description and floor measurements, all items, including contents, are for general information only and should not be used as the only basis for any purchase or other contract. The agent is not responsible for any errors or omissions, and no liability is accepted in any event. The agent is not responsible for any errors or omissions, and no liability is accepted in any event. The agent is not responsible for any errors or omissions, and no liability is accepted in any event. Made with Metaplan 12/2016

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1190.00 sq ft

**CHURCHILL**  
estates

New Road, Chingford, E4 9EU  
Offers Over £550,000 Freehold

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

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

Request a Viewing: **020 8524 0000** Email: [southchingford@wearechurchills.co.uk](mailto:southchingford@wearechurchills.co.uk)



Nestled on New Road in the charming area of Chingford, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 1,190 square feet, the property features a spacious reception room that invites relaxation and social gatherings. The well-appointed kitchen provide an ideal space for family meals and entertaining guests.

The house boasts three generously sized bedrooms, ensuring ample space for family living or accommodating guests. A modern bathroom and a convenient ground floor cloakroom enhance the practicality of the home, making it suitable for busy lifestyles.

One of the standout features of this property is the expansive 80ft south-facing garden, which presents a wonderful opportunity for outdoor enjoyment, whether it be gardening, play, or simply soaking up the sun. The garden is a perfect retreat for families and individuals alike.

Additionally, the property offers parking for two vehicles, a valuable asset in this desirable location. Families will appreciate the close proximity to Limes Academy School, making the morning school run a breeze.

This house is chain-free, allowing for a smooth and straightforward purchase process. With its appealing features and prime location, this property is an excellent opportunity for those seeking a family home in Chingford. Do not miss the chance to make this lovely house your new home.

