

TOTAL FLOOR AREA: 940 sq.ft. (87.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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: 940.00 sq ft

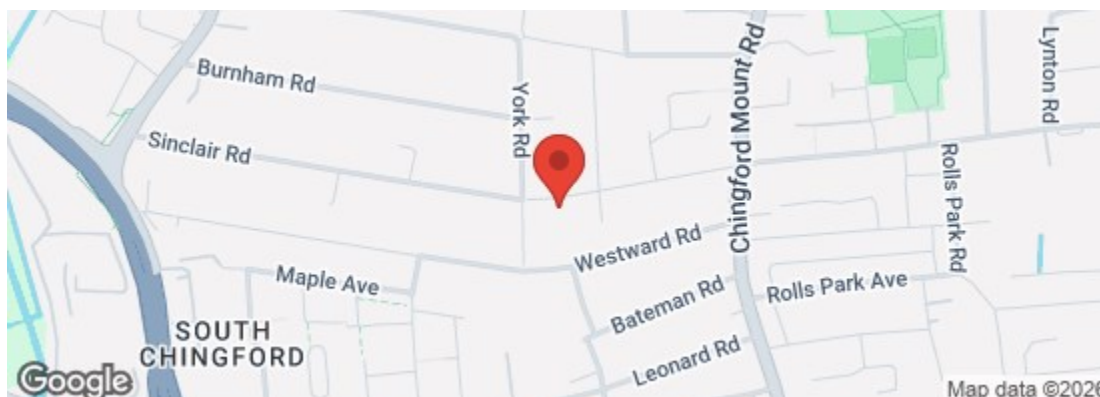
**CHURCHILL**  
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Sinclair Road, Chingford, E4 8PW

Asking Price £550,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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](mailto:southchingford@wearechurchills.co.uk)



Nestled in the charming area of Sinclair Road, Chingford, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 940 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the bedrooms.

The property boasts a modern bathroom, catering to all your daily needs with ease. The kitchen diner is functional and well-equipped, providing a great space for culinary adventures.

One of the standout features of this home is the parking availability for two vehicles, a rare find in many urban settings. This convenience adds to the overall appeal, allowing for easy access and peace of mind.

Chingford is known for its vibrant community and excellent local amenities, including shops, schools, and parks, making it a desirable location for families and professionals alike. With its blend of suburban charm and accessibility to London, this property is a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood.

In summary, this semi-detached house on Sinclair Road is a wonderful choice for those seeking a comfortable and spacious home in Chingford. With its three bedrooms, ample parking, and inviting living spaces, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

