GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.

TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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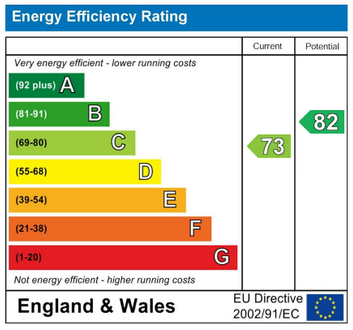
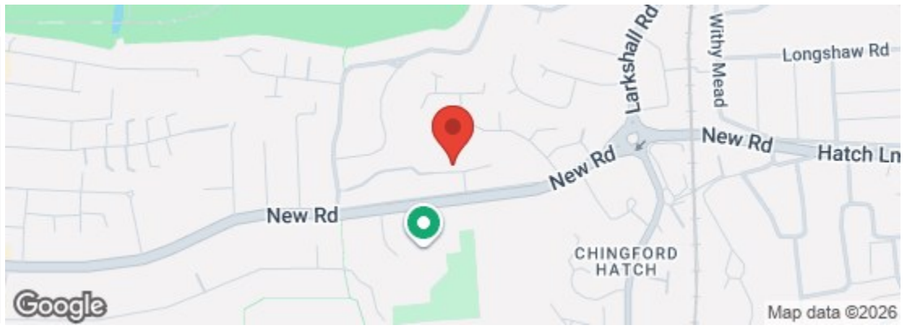
Council: Waltham Forest | Council Tax Band: D | Floor Area: 1022.00 sq ft





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

CHURCHILL estates

Woodview Avenue, Chingford, E4 9SL

Offers In Excess Of £550,000 Freehold

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

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

Nestled on the charming Woodview Avenue in Chingford, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,022 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for families or those seeking a home office.

The property features a first floor shower room and a lovely conservatory, which invites natural light and provides a serene space to enjoy the garden views. The outdoor area is perfect for unwinding after a long day or hosting gatherings with friends and family.

The detached garage to the rear adds to the practicality of this charming home. Its prime location is particularly appealing, being in close proximity to Larkswood School, making it an excellent choice for families with children. Additionally, residents will find themselves within easy reach of Highams Park and South Chingford, offering a variety of local amenities, parks, and transport links.

This property is offered chain free, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer or looking to invest, this home on Woodview Avenue presents a wonderful opportunity to enjoy a vibrant community in Chingford. Do not miss the chance to make this lovely house your new home.