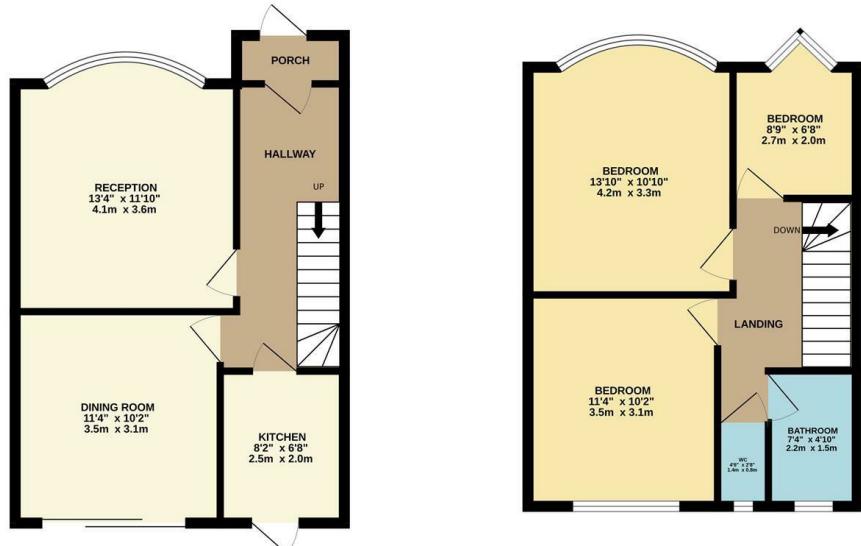




GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



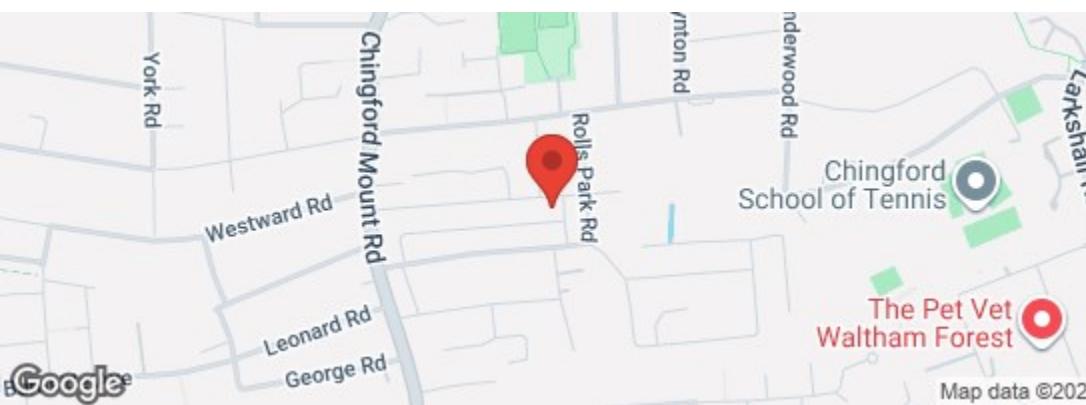
1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq ft (80.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in any statement. Prospective buyers should not rely on any statement made and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metrespace 6200

Council: Waltham Forest | Council Tax Band: D | Floor Area: 862.00 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	73	82
(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.

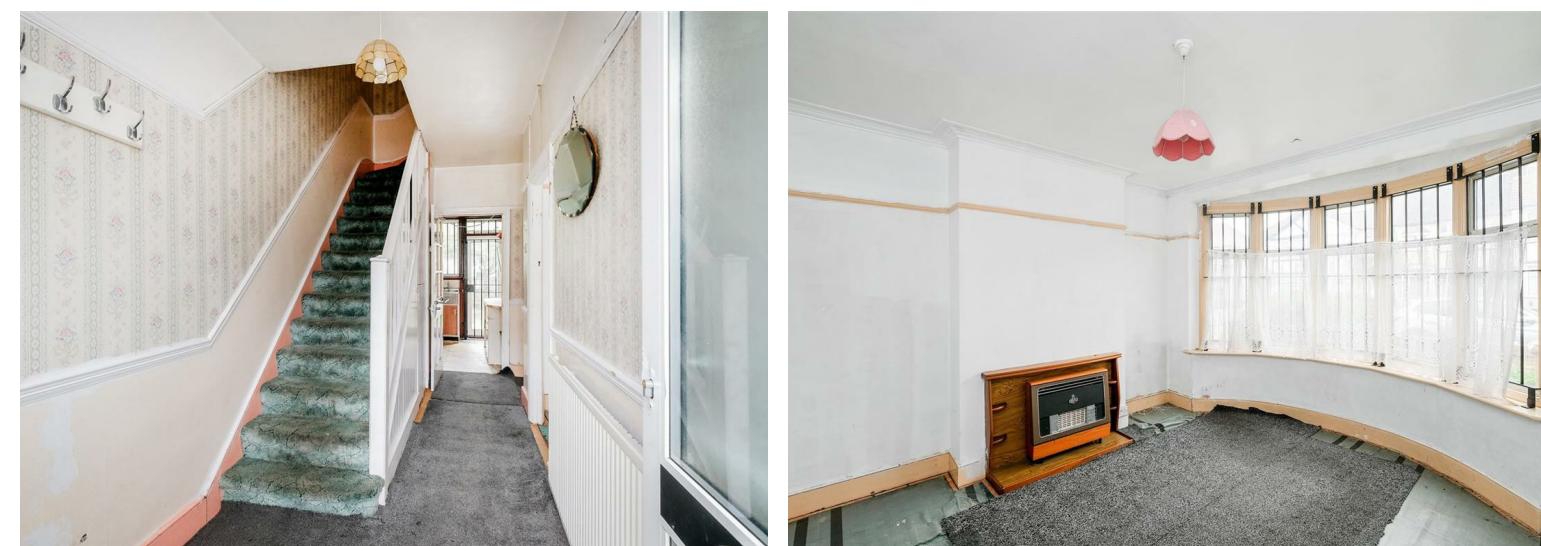
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



**CHURCHILL**  
estates

Royston Avenue, Chingford, E4 9DF  
Offers Over £475,000 Freehold

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



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

**CHURCHILL**  
estates



Nestled on the charming Royston Avenue in Chingford, this delightful house presents an excellent opportunity for those looking to create their dream home. Spanning an impressive 862 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features three well-proportioned bedrooms, providing ample space for a growing family or accommodating guests. The single bathroom, while functional, offers the potential for modernisation, allowing you to tailor the space to your personal taste and style.

One of the notable advantages of this property is the parking space available for one vehicle, a valuable asset in this desirable area. Additionally, being chain-free simplifies the buying process, making it an attractive option for prospective homeowners.

While the property does require some modernisation, this presents a unique opportunity to add your own flair and transform it into a contemporary haven. With its prime location in Chingford, you will enjoy the benefits of a friendly community, local amenities, and excellent transport links.

This house is not just a property; it is a canvas awaiting your creative touch. Whether you are a first-time buyer or looking to invest, this home offers the perfect blend of potential and practicality. Don't miss the chance to make this house your own.

\*\*\* APPLICANTS SHOULD NOTE THIS PROPERTY IS BEING SOLD WITH POSSESSORY TITLE ONLY \*\*\*

