GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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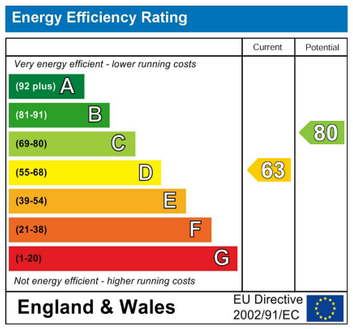
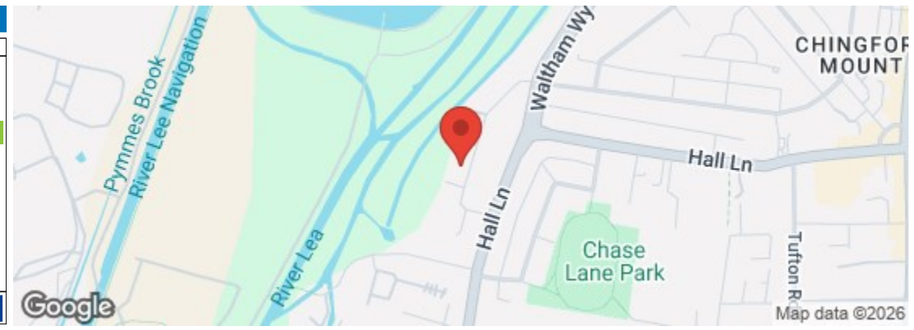
Council: Waltham Forest | Council Tax Band: D | Floor Area: 897.00 sq ft





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

Russell Road, Chingford, E4 8HA

Offers In Excess Of £550,000 Freehold

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

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

Nestled on the charming Russell Road in Chingford, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 897 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 kitchen.

The property boasts a modern bathroom, catering to all your daily needs with ease. Each bedroom is filled with natural light, creating a bright and airy environment that enhances the overall appeal of the home.

One of the standout features of this property is the parking space available for two vehicles, a rare find in this sought-after area. This added convenience allows for easy access and peace of mind for homeowners.

Located in Chingford, you will enjoy a vibrant community with a variety of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected by public transport, making commuting to central London a breeze.

In summary, this end-terrace house on Russell Road presents an excellent opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of a well-appointed home. Don't miss the chance to make this property your own.