



GROUND FLOOR  
1407 sq.ft. (130.7 sq.m.) approx.



**CHURCHILL**  
estates

Chingford Avenue, Chingford, E4 6RG  
£700,000 Freehold

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

Council: | Council Tax Band: E | Floor Area: 1407.00 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		
(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.



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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 Chingford, this delightful detached bungalow on Chingford Avenue offers a perfect blend of comfort and style. Spanning an impressive 1,407 square feet, the property boasts two well-proportioned bedrooms, making it an ideal home for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a seamless flow throughout the living spaces. The bungalow features a well-appointed bathroom, catering to all your needs.

One of the standout features of this home is the stunning garden, which is much larger than average, providing a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The property also boasts a detached 18ft conservatory, which serves as a wonderful additional living area, perfect for enjoying the garden views throughout the year.

The surrounding area of Chingford is known for its picturesque landscapes and community spirit, offering a range of local amenities, parks, and excellent transport links. This bungalow presents a wonderful opportunity for those seeking a peaceful yet connected lifestyle.

For those with vehicles, the property offers ample parking for up to three vehicles, ensuring convenience for residents and guests alike. Being chain-free, this bungalow presents an excellent opportunity for a smooth and swift purchase.

Whether you are looking to downsize or seeking a peaceful retreat, this bungalow on Chingford Avenue is a must-see. With its attractive features and prime location, it promises to be a lovely place to call home.

