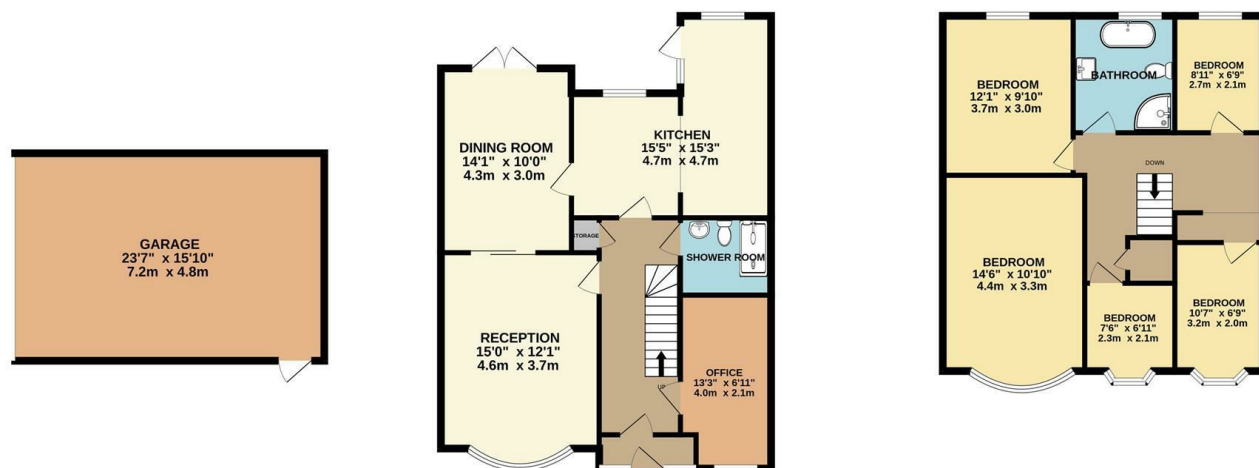




GROUND FLOOR
1396 sq.ft. (129.7 sq.m.) approx.

1ST FLOOR
677 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1396sq.ft. (129.7 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: 1396.00 sq ft

CHURCHILL
estates

Tufton Road, Chingford, E4 8LE
 Asking Price £690,000 Freehold

Bedrooms: 5 | Reception Rooms: 3 | Bathrooms: 2

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		73	

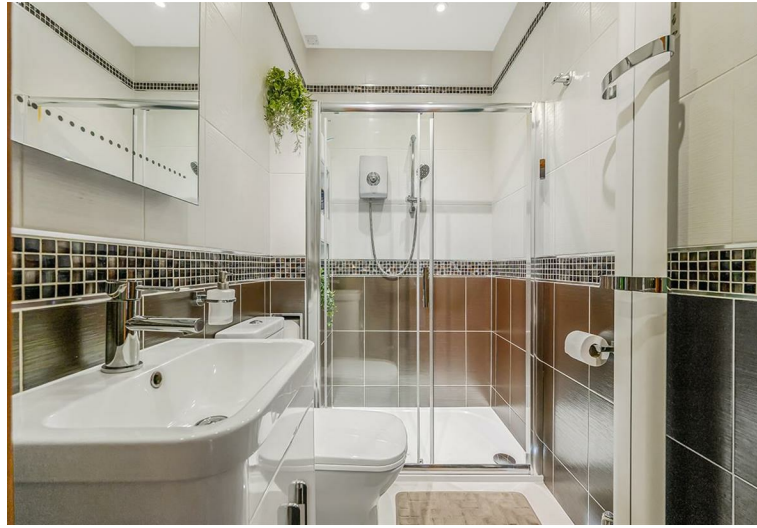


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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
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Request a Viewing: **020 8524 0000** Email: southchingford@wearechurchills.co.uk



Nestled on the desirable Tufton Road in Chingford, this extended end-of-terrace house offers a spacious and comfortable family home. With a generous 1,396 square feet of living space, the property boasts five bedrooms, making it ideal for larger families or those seeking extra room for guests or a home office.

The house features 2 inviting reception rooms, providing ample space for relaxation and entertainment. The additional office room is perfect for those who work from home or require a quiet space for study. With two modern bathrooms, morning routines will be a breeze for the whole family.

Outside, the property benefits from a driveway that accommodates up to two vehicles, along with a detached garage located at the rear, offering further storage options or potential for a workshop. The garden space provides a lovely area for outdoor activities or simply enjoying the fresh air.

Conveniently located within walking distance to Chase Lane School, this home is perfect for families with children. Additionally, it is close to Chingford Mount, where you will find a variety of shops, cafes, and local amenities, ensuring that everything you need is just a short stroll away.

This property presents an excellent opportunity for those seeking a spacious family home in a sought-after location. With its blend of comfort, convenience, and potential, it is not to be missed.

