



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of all items, including rooms and land, are approximate and the agent does not accept any liability for any error or omission. This plan is for illustrative purposes only and should not be used as the only reference for the property. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors. Made with Mapbox (2023)

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1186.00 sq ft



CHURCHILL
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Old Church Road, Chingford, E4 8BT
 Asking Price £650,000 Freehold

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

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.



CHURCHILL
estates

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



Nestled on the charming Old Church Road in Chingford, this delightful extended ground floor house offers a spacious and comfortable living environment. With a generous area of 1,186 square feet, this property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The home features three bedrooms, providing ample space for families or those seeking extra room for guests or a home office. The convenience of two bathrooms, including a ground floor cloakroom, ensures that morning routines run smoothly for everyone.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Additionally, a garage at the rear provides valuable storage or parking options.

Situated in close proximity to Nevin Drive School, this home is ideal for families with children, ensuring that education is just a short walk away. The property is offered with no chain, making it an attractive option for those looking to move in without delay.

This larger than average three-bedroom house on Old Church Road presents a fantastic opportunity for anyone seeking a comfortable and well-located family home in Chingford. Don't miss the chance to make this lovely property your own.

