



TOTAL FLOOR AREA: 1286 sq. ft. (119.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, 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. Made with Metreapp (2022).

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1286.00 sq ft



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Loxham Road, Chingford, E4 8SE
 Asking Price £600,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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



Nestled on the charming Loxham Road in Chingford, this delightful end terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,286 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family living or accommodating visitors.

One of the standout features of this property is its potential to extend (STPP) as well as the parking space in front of the attached garage, a rare find in this sought-after area. The south facing rear garden of approx 80ft is also a welcome addition for a growing family or keen gardeners.

Situated within easy reach of Walthamstow, residents will enjoy the benefits of local amenities, including shops, restaurants, and excellent transport links, making commuting a breeze. The property is offered chain free, allowing for a smooth and straightforward purchase process.

This home presents an excellent opportunity for families or individuals seeking a comfortable living space in a vibrant community. With its appealing layout and prime location, this end terrace house is not to be missed.

