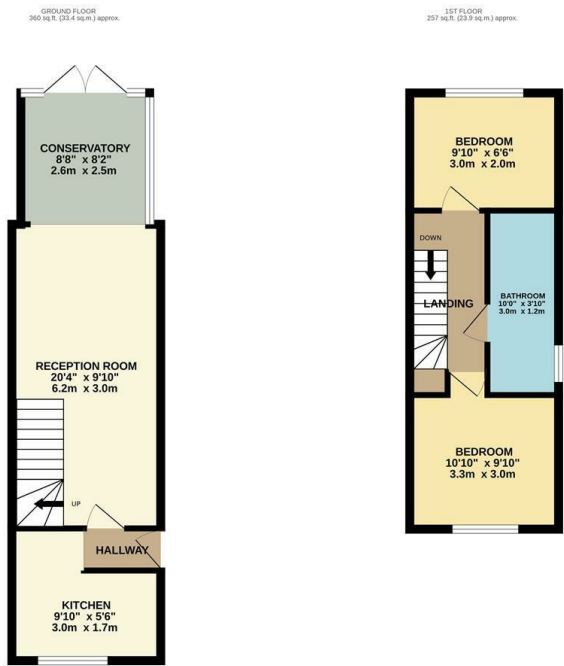
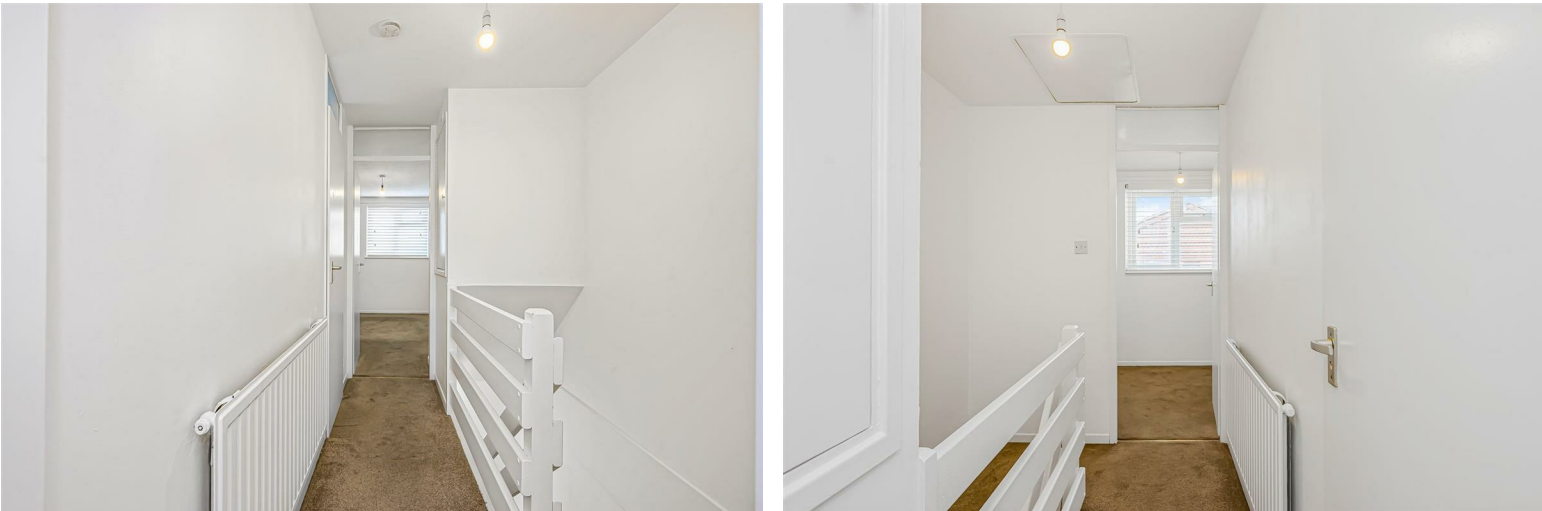
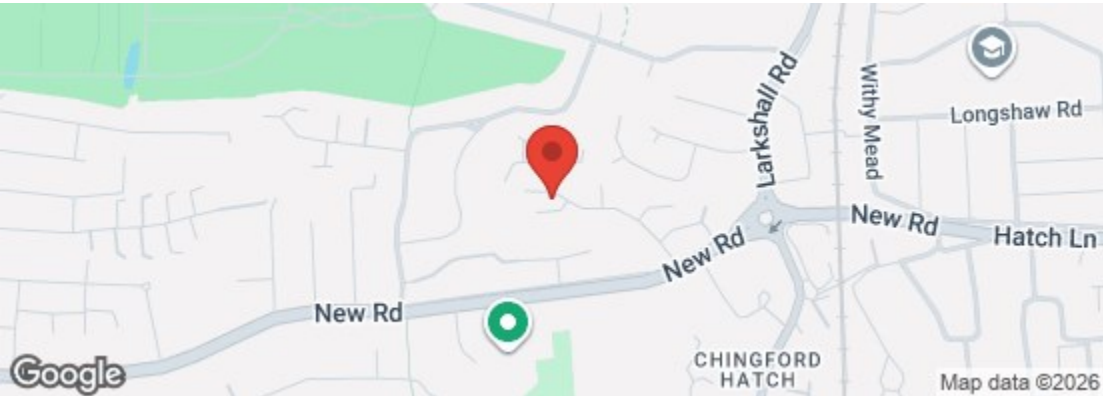




TOTAL FLOOR AREA: 617 sq ft, (57.3 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should be used in conjunction with the property particulars. The floorplan, dimensions and approximate measurements are not intended to be used as a basis for any legal proceedings or efficiency can be given.
Mark and Marlene (2020)

Council: Waltham Forest | Council Tax Band: C | Floor Area: 617.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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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Mapleton Road, Chingford, E4 6XJ
Offers In Excess Of £375,000 Freehold
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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



Nestled on the charming Mapleton Road in Chingford, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Spanning an inviting 617 square feet, the property features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests.

The house boasts two comfortable bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring functionality and ease of use. A lovely conservatory extends the living space, allowing for an abundance of natural light and a serene spot to enjoy the garden views throughout the seasons.

This property is chain-free, making it an attractive option for those looking to move in without delay. Its location is particularly advantageous, being within easy reach of Highams Park, which offers a variety of local amenities and transport links. Additionally, families will appreciate the proximity to Larkwood School, known for its excellent educational standards.

In summary, this charming house on Mapleton Road presents a wonderful opportunity for anyone seeking a comfortable home in a desirable area. With its appealing features and convenient location, it is sure to attract interest from a range of potential buyers.

