



TOTAL FLOOR AREA: 1023 sq.ft. (95.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of all rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown here are not shown and no guarantee as to their availability or efficiency can be given.
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Council: Waltham Forest | Council Tax Band: E | Floor Area: 1023.00 sq ft

Hurst Avenue, Chingford, E4 8DL
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		
(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	

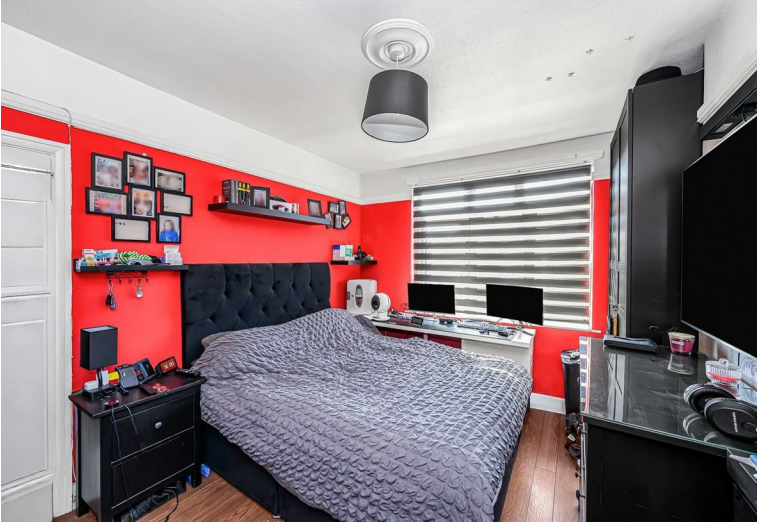
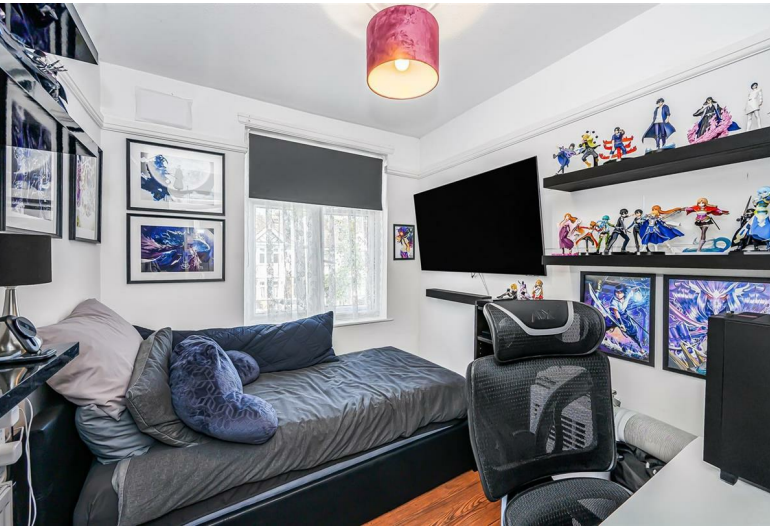


The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information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



Nestled in the desirable area of Hurst Avenue, Chingford, this charming house offers a perfect blend of comfort and convenience. Spanning an impressive 1,023 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The property is presented in superb condition, ensuring that you can move in with ease and start enjoying your new home right away. The modern four-piece bathroom suite adds a touch of luxury, providing a relaxing space to unwind.

For those with vehicles, the property features a driveway that accommodates two cars, along with rear access to a garage, offering additional storage or parking options.

Location is key, and this home does not disappoint. It is conveniently situated close to Chingford Mount, where you will find a variety of shops, cafes, and restaurants. Families will appreciate the proximity to good schools, making the morning school run a breeze. Additionally, excellent transport links are nearby, ensuring easy access to the wider area.

In summary, this delightful house on Hurst Avenue is a fantastic opportunity for anyone looking for a well-maintained home in a vibrant community. With its spacious layout, modern amenities, and prime location, it is sure to attract considerable interest. Do not miss the chance to make this lovely property your own.

