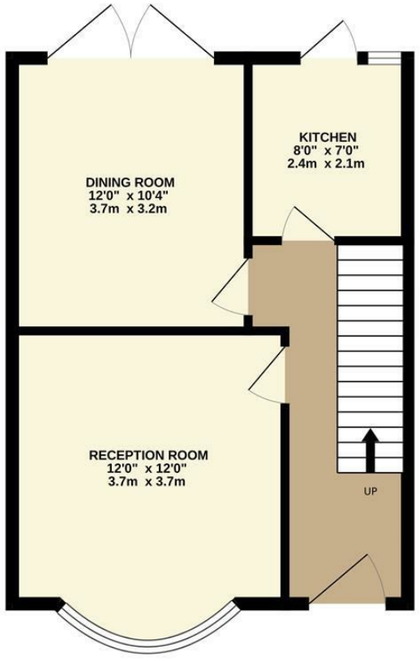
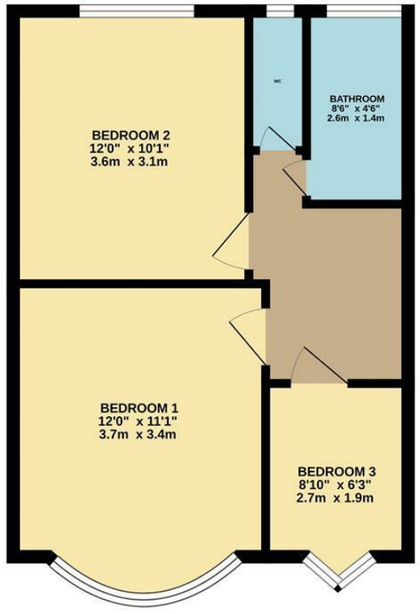
GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.6 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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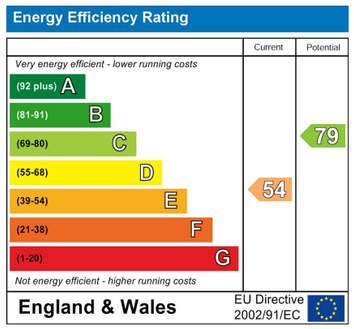
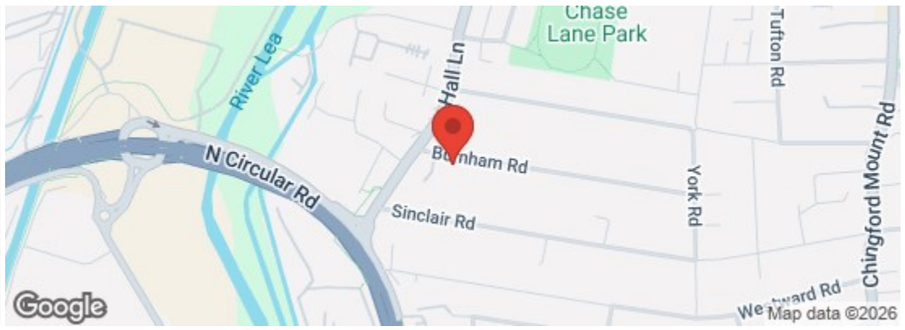
Council: Waltham Forest | Council Tax Band: D | Floor Area: 856.00 sq ft





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

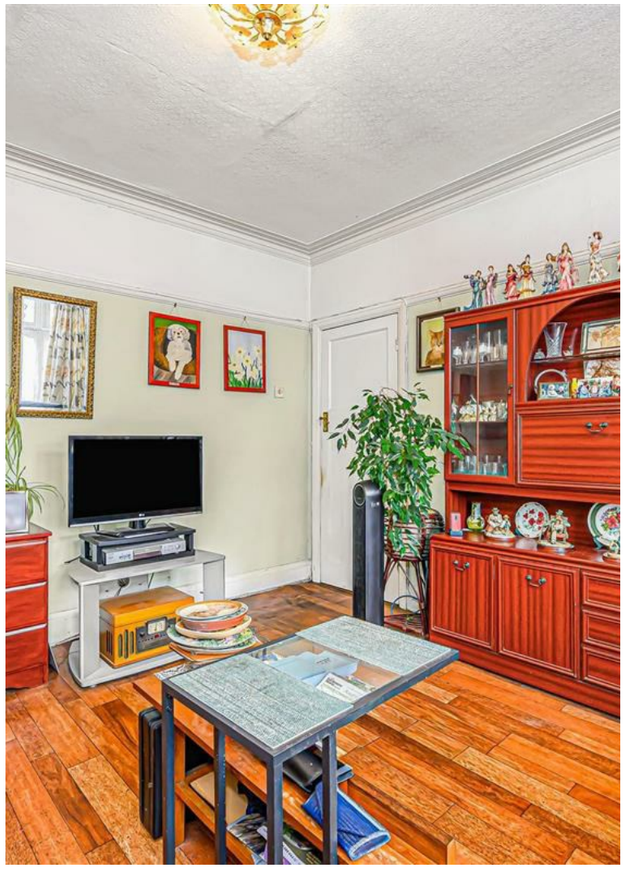
CHURCHILL estates

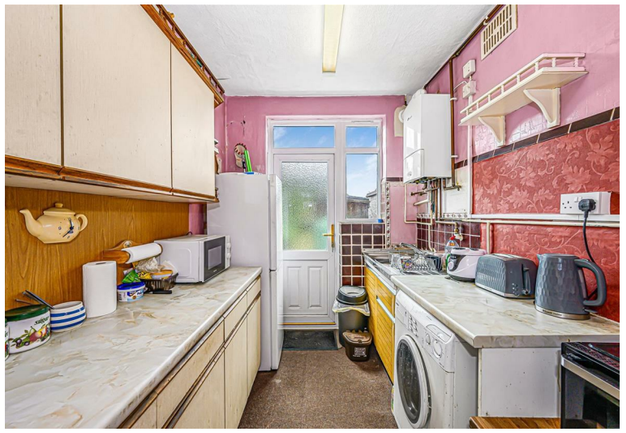
Burnham Road, Chingford, E4 8PA

Asking Price £500,000 Freehold

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

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





Nestled on Burnham Road in the area of Chingford, this delightful house presents an excellent opportunity for those seeking a family home with great potential. Spanning an impressive 856 square feet, the property boasts three bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining.

The large garden is a standout feature, offering a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. While the house does require modernisation, this presents a unique chance for buyers to personalise the space to their taste and create their dream home.

Conveniently located, the property is in close proximity to reputable schools, making it an ideal choice for families. Additionally, the easy access to the A406 and M11 ensures that commuting to central London and beyond is straightforward. Local shops and amenities are also just a stone's throw away, providing everything you need for day-to-day living.

This property is a blank canvas waiting for the right owner to bring it to life. With its excellent location and spacious layout, it is sure to attract interest from a variety of buyers. Don’t miss the chance to view this promising home in Chingford.