



TOTAL FLOOR AREA: 974 sq ft (90.5 sq m) approx.
 While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information only and should not be used as a basis for any purchase or other agreement. The floor plan, layout and appearance may vary from the actual property and the purchaser should verify the details of the property with the agent.

Council: Waltham Forest | Council Tax Band: E | Floor Area: sq ft



CHURCHILL
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Hampton Road, London, E4 8NT
 Asking Price £625,000 Freehold
 Bedrooms: 3 | Reception Rooms: 1 | 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		61	
(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



Located on Hampton Road in Chingford, this delightful detached three-bedroom house boasts impressive kerb appeal and offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining guests.

The heart of the home is undoubtedly the extended kitchen diner, which features a contemporary kitchen equipped with modern appliances. This space is ideal for family gatherings and casual dining, allowing for a seamless flow between cooking and socialising.

The property comprises three well-proportioned bedrooms, providing ample space for a growing family or those seeking a home office. The bathroom is conveniently located and designed for both functionality and comfort.

Outside, the property is complemented by a generous 100-foot garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the driveway accommodates two cars, ensuring convenience for residents and visitors alike.

Situated close to transport links and local amenities, this home offers easy access to everything you need, from shops to parks, making it an ideal choice for families and professionals.

This charming house on Hampton Road is a wonderful opportunity for those seeking a comfortable and stylish living space in a desirable location.

