

TOTAL FLOOR AREA: 1220 sq. ft. (113.3 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floor area measurements, measurements of floor area, volume and any other areas are approximate and should not be used as a basis for any transaction or any other action. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The correct figures will appear on the final title deed and the purchaser will be responsible for their own verification of the accuracy of the floor area measurements. Made with Mapbox (2020).

Council: Waltham Forest | Council Tax Band: E | Floor Area: 1220.00 sq ft

St Catherines Road, Chingford, E4 8AU
 Offers Over £685,000 Freehold

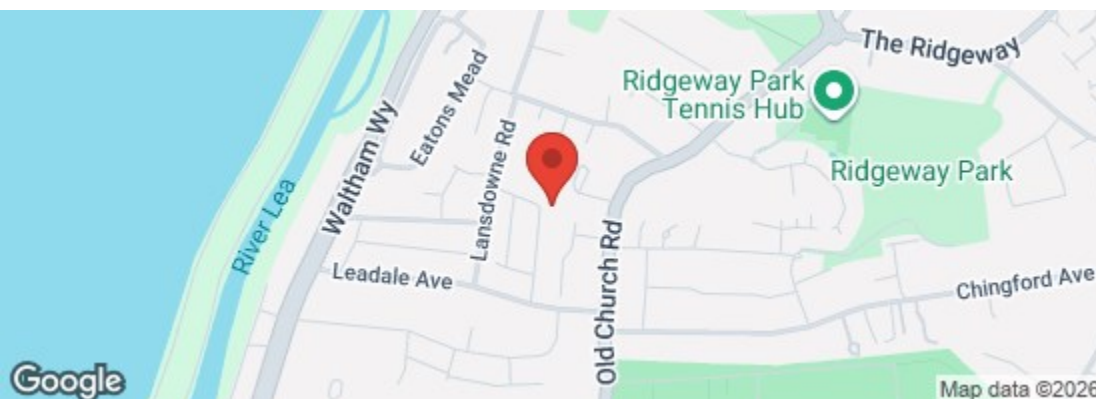
Bedrooms: 3 | Reception Rooms: 3 | Bathrooms: 1



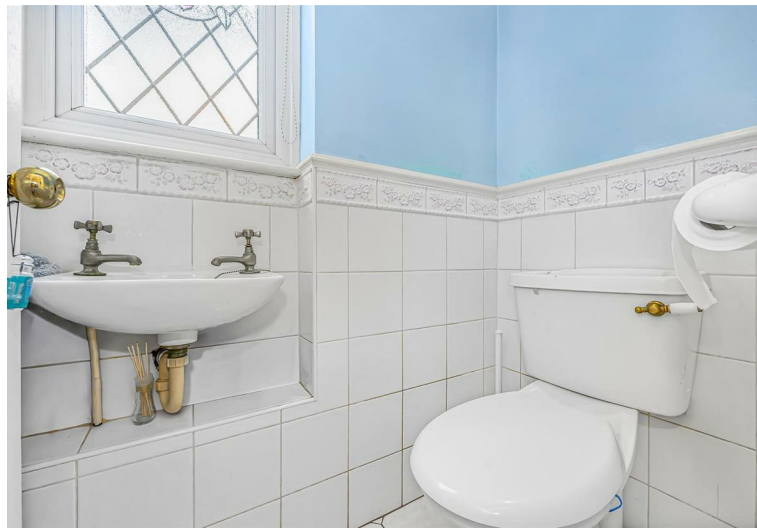
Request a Viewing: **020 8524 0000** Email: southchingford@wearechurchills.co.uk



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.



Nestled on the picturesque St. Catherine's Road in Chingford, this semi-detached house offers a delightful blend of space and comfort. With a generous 1,220 square feet of living area, this property is much larger than the average home in the area, making it an ideal choice for families or those seeking extra room to breathe.

The house boasts three well-proportioned reception rooms, providing ample space for relaxation, entertaining, or even a home office. The three bedrooms are thoughtfully designed to ensure a peaceful retreat at the end of the day. Additionally, the property features a conveniently located ground floor WC, enhancing its practicality for everyday living.

One of the standout features of this home is the stunning views that can be enjoyed from various vantage points. Whether you are sipping your morning coffee or unwinding in the evening, the picturesque surroundings will surely enhance your living experience.

For those with vehicles, the property offers parking for up to four vehicles, a rare find in this desirable location. This feature adds to the convenience and appeal of the home, making it easy for you and your guests to come and go as you please.

In summary, this semi-detached house on St. Catherine's Road presents an excellent opportunity for anyone looking for a spacious and inviting home in Chingford. With its ample reception space, well-sized bedrooms, and stunning views, it is a property that truly deserves your attention.

