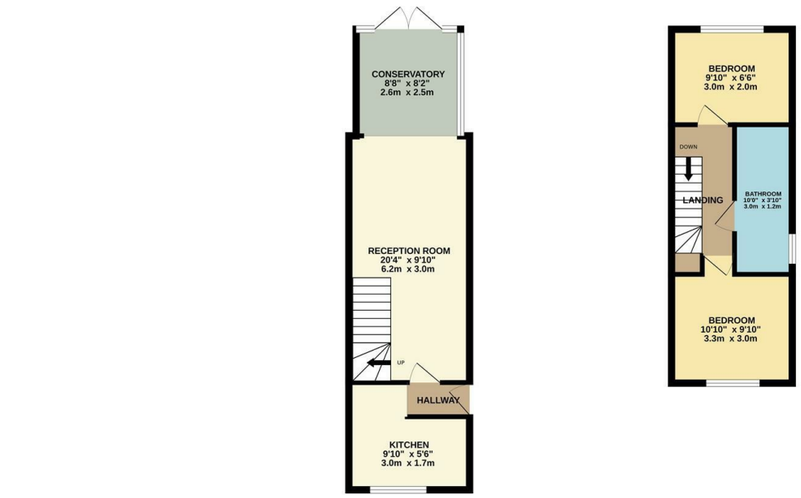
GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.

1ST FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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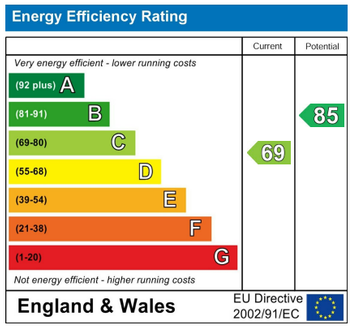
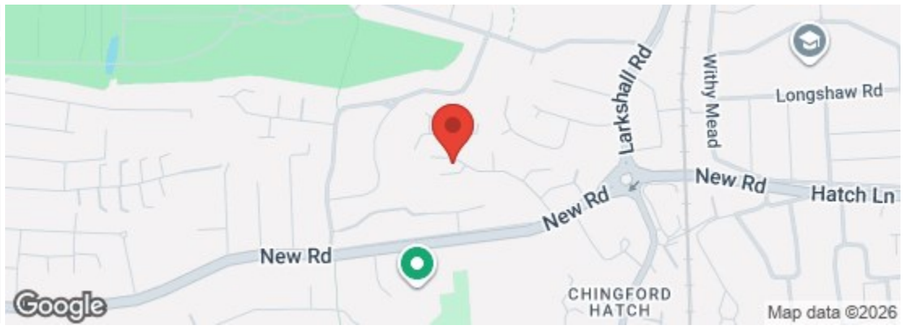
Council: Waltham Forest | Council Tax Band: C | Floor Area: 617.00 sq ft





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

Mapleton Road, Chingford, E4 6XJ

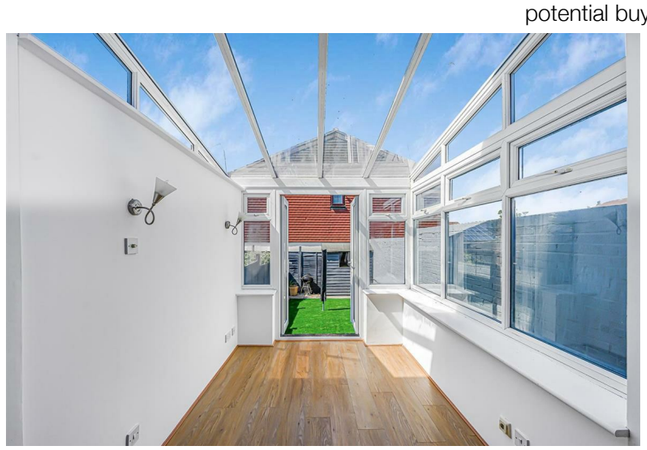
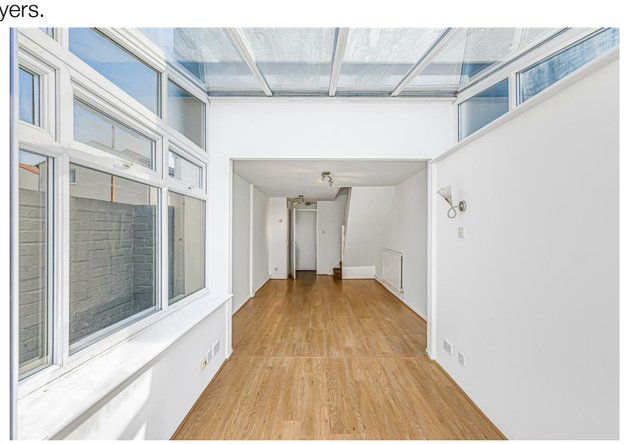
Offers In Excess Of £375,000 Freehold

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 Larkswood 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.