



TOTAL FLOOR AREA: 782 sq. ft. (72.6 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of stairs, landings, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the proposed purchase. The agent, its agents and any other persons are not responsible for the accuracy of the information or the availability of the property.
 Made and Approved (2024)

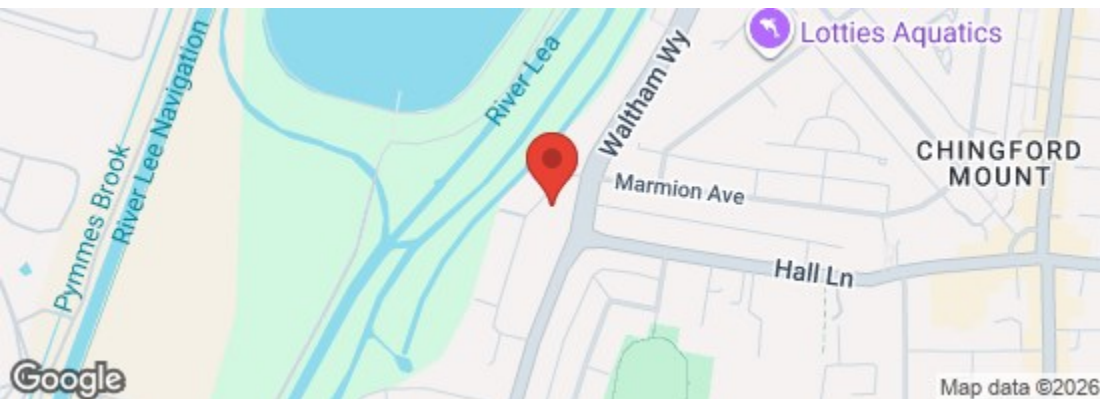
Council: Waltham Forest | Council Tax Band: D | Floor Area: 782.00 sq ft

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Russell Road, Chingford, E4 8HB
 £500,000 Freehold

Bedrooms: 2 | 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		
(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 on the charming Russell Road in Chingford, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 782 square feet, the property features a well-appointed reception room that welcomes you with warmth and style, ideal for both relaxation and entertaining guests.

The good-sized kitchen is a standout feature, providing ample space for culinary creativity and family gatherings. It is designed to cater to all your cooking needs, making it a joy to prepare meals. Adjacent to the kitchen, the conservatory adds an extra touch of charm, allowing natural light to flood the space and creating a serene spot to unwind or enjoy your morning coffee.

The two bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. The bathroom is well-equipped, ensuring that your daily routines are both comfortable and efficient.

For those with vehicles, the property offers parking for one vehicle, adding to the convenience of living in this lovely home.

Located in the sought-after area of Chingford, this house is close to local amenities, parks, and excellent transport links, making it an ideal choice for families and professionals alike. This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community. Don't miss your chance to make this charming house your new home.

